

IWANIUSZ MICHAEL WILLIAM/MARTINEZ ORIETTA
56315 CREEKSIDE WAY
CALLAHAN, FL 32011

07-2N-26-0910-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 70			
Interior Floo	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories Units	1.	1. 100 0 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 05			
NEIGHBORHOOD/LOC	5022.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,144	100	2025	3,144	384,637
FGR	713	55	2025	392	47,957
FOP	136	30	2025	41	5,016
FOP	400	30	2025	120	14,681
TOTALS	4,393			3,697	452,291

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,910.00	SF 5.20	5.20	100	2025	2024	100	9,932	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	68,000.00	68,000.00	68,000							

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,697	92.6820	122.34	452,291	2024	2024	0	0	0.00	100.00

1 SNGL FAM - 100% - 2025

Heated Area: 3144

HX Base Yr

The floor plan shows a main rectangular area with several smaller sections attached. Dimensions are provided along the perimeter and between internal walls. Areas are color-coded: blue for BAS 2025, green for FOP 2025, and orange for FGR 2025. The total heated area is 3144 square feet.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4		
Tax Dist:		
BUILDING MARKET VALUE		452,291
TOTAL MARKET OB/XF VALUE		9,932
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		530,223
SOH/AGL Deduction		0
ASSESSED VALUE		530,223
TOTAL EXEMPTION VALUE		530,223
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		530,223
NCON VALUE		462,223
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,000

PERMIT NUM DESCRIPTION AMT ISSUED

C0240014153 NEW SFR 578,887 12/26/2024

B240010990 NEW SFR 578,887 09/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2762/1922	12/30/2024	SW	Q	I	02	605,000

GRANTOR: MARONDA HOMES LLC

GRANTEE: IWANIUSZ MICHAEL WI

2723/1509 7/08/2024 SW Q V 01 83,600

GRANTOR: FLORIDA 635 LLC

GRANTEE: MARONDA HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,20] N10 E20 S69 W14 N6 W6 S6 W1 W11 N2
N18 W28 N39 E40 \$
FOP=[YR=2025;ORIG=50,20] W40 N10 E40 S10 \$
FGR=[YR=2025;ORIG=38,59] W28 S29 E19 N11 E9 N18 \$
FOP=[YR=2025;ORIG=50,73] E6 S6 E14 S4 W13 S2 W8 N6 E1 N6 \$
.

REVIEW DATE 01/10/2025 BY TWA

Total Acres: 0.00

Total Land Value: 68,000

Market: 0

Agricultural: 0

Common: 68,000

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