LOT 2
CREEKSIDE LANDING OR 2623/1248

MCINERNEY PAUL GERALD & JOANNE TONI
56318 CREEKSIDE WAY
CALLAHAN, FL 32011

2026

07-2N-26-0910-0002-0000

BUILDING CHARACTERISTICS

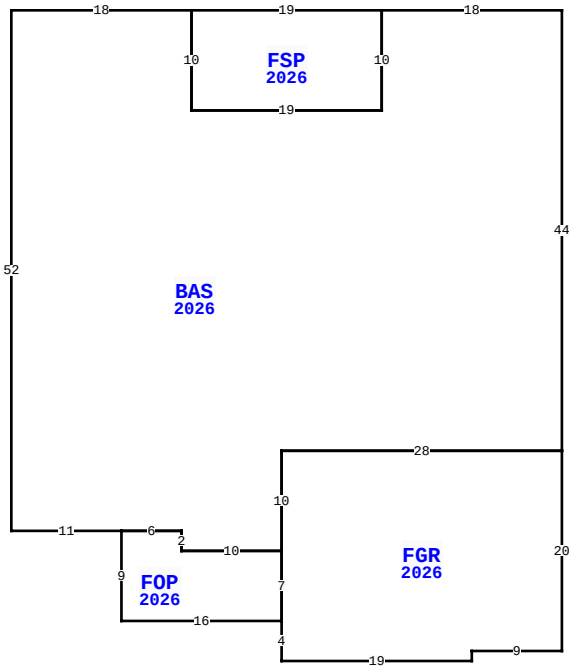
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior SELECT	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	2,466	100	2026	2,466	321,887
FGR	579	55	2026	318	41,509
FOP	124	30	2026	37	4,830
FSP	190	40	2026	76	9,920
TOTALS	3,359			2,897	378,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,897	93.9060	130.53	378,145	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 2466 HX Base Yr



56318 CREEKSIDE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	378,145
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	433,145
SOH/AGL Deduction	0
ASSESSED VALUE	433,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	433,145
TOTAL JUST VALUE	433,145
NCON VALUE	378,145
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250000007	NSFR (T) 3345 (H)	456,254	01/02/2025
B240011694	NEW SFR T 4097, H	566,751	10/17/2024
CO250006364			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2796/453	6/16/2025	SW	Q	I	01	480,400
GRANTOR: MARONDA HOMES LLC						
GRANTEE: MCINERNEY PAUL GERA						
2734/468	8/26/2024	SW	Q	V	05	423,700
GRANTOR: FLORIDA 635 LLC						
GRANTEE: MARONDA HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E18 S10 E19 N10 E18 S44 W28 S10 W10 N2 W6 W11 N52 $
FSP=[YR=2026;ORIG=28,20] E19 N10 W19 S10 $
FGR=[YR=2026;ORIG=37,54] E28 S20 W9 S1 W19 N4 N7 N10 $
FOP=[YR=2026;ORIG=37,64] W10 N2 W6 S9 E16 N7 $
.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/25/2025 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS