LOT 11
CREEKSIDE LANDING OR 2623/1248

ESCH CHRIS COLIN & JULIANNE RUTH
56398 CREEKSIDE WAY
CALLAHAN, FL 32011

2026

07-2N-26-0910-0011-0000

BUILDING CHARACTERISTICS

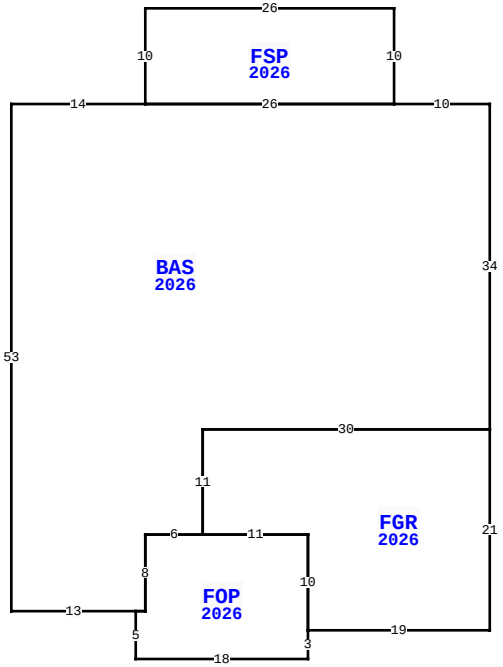
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior SELECT	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,032	100	2026	2,032	265,989
FGR	520	55	2026	286	37,437
FOP	226	30	2026	68	8,901
FSP	260	40	2026	104	13,614
TOTALS	3,038			2,490	325,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,490	94.1760	130.90	325,941	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 2032 HX Base Yr



56398 CREEKSIDE WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	325,941
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	380,941
SOH/AGL Deduction	0
ASSESSED VALUE	380,941
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	380,941
TOTAL JUST VALUE	380,941
NCON VALUE	325,941
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250005631	CO		05/23/2025
B250000061	NEW SFR H-2066, G	394,522	01/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/277	5/27/2025	SW	Q	I	01	430,000
GRANTOR: MARONDA HOMES LLC						
GRANTEE: ESCH CHRIS COLIN &						
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] E14 E26 E10 S34 W30 S11 W6 S8 W1 W13 N53 $
FSP=[YR=2026;ORIG=24,10] E26 N10 W26 S10 $
FGR=[YR=2026;ORIG=30,44] E30 S21 W19 N10 W11 N11 $
FOP=[YR=2026;ORIG=41,55] W11 W6 S8 W1 S5 E18 N3 N10 $
.

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