LOT 15
CREEKSIDE LANDING OR 2623/1248

HELGESON ROBERT DAWAYNE
56430 CREEKSIDE WAY
CALLAHAN, FL 32011

2026

07-2N-26-0910-0015-0000

BUILDING CHARACTERISTICS

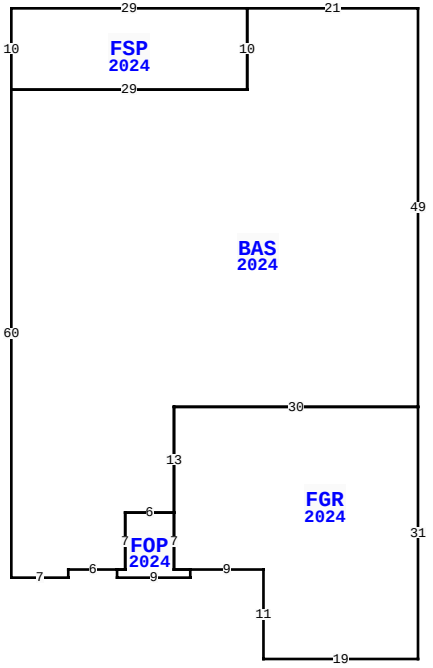
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,525	100	2024	2,525	322,569
FGR	809	55	2024	445	56,849
FOP	51	30	2024	15	1,916
FSP	290	40	2024	116	14,819
TOTALS	3,675			3,101	396,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,101	91.9080	127.75	396,153	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2525 HX Base Yr 2025



56430 CREEKSIDE WAY, CALLAHAN

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

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		396,153
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		451,153
SOH/AGL Deduction		0
ASSESSED VALUE		451,153
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		399,742
TOTAL JUST VALUE		451,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004057	NSFR	479,663	04/10/2024
240004057	CO		04/10/2024
B230014065		479,663	11/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/796	4/25/2024	SW	Q	I	02	566,500
GRANTOR: MARONDA HOMES LLC						
GRANTEE: HELGESON ROBERT DAW						
2647/1342	6/07/2023	SW	Q	V	05	219,100
GRANTOR: FLORIDA 635 LLC						
GRANTEE: MARONDA HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,20] E29 N10 E21 S49 W30 S13 W6 S7 W1 W6 S1 W7 N60 $
FGR=[YR=2024;ORIG=30,59] E30 S31 W19 N11 W9 W2 N7 N13 $
FOP=[YR=2024;ORIG=24,72] E6 S7 E2 S1 W9 N1 E1 N7 $
FSP=[YR=2024;ORIG=39,20] W29 N10 E29 S10 $
.

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	100	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 04/24/2024 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS