LOT 21
CREEKSIDE LANDING OR 2623/1248

VILLAFAINE TITO
56467 CREEKSIDE WAY
CALLAHAN, FL 32011

2026

07-2N-26-0910-0021-0000

BUILDING CHARACTERISTICS

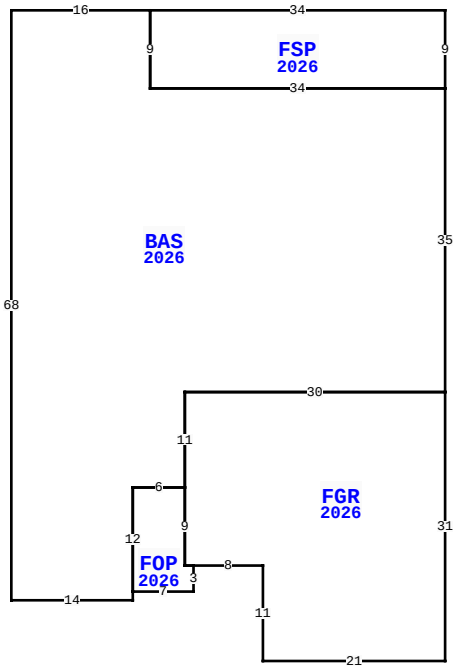
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	13	LVT/LAMNT 100
Interior HEAT	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,296	100	2026	2,296	332,093
FGR	831	55	2026	457	66,100
FOP	75	30	2026	22	3,182
FSP	306	40	2026	122	17,646
TOTALS	3,508			2,897	419,022

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	104.0580	144.64	419,022	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 2296 HX Base Yr



56467 CREEKSIDE WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	419,022
TOTAL MARKET OB/XF VALUE	77,090
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	551,112
SOH/AGL Deduction	141,118
ASSESSED VALUE	409,994
TOTAL EXEMPTION VALUE	13 409,994
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	551,112
NCON VALUE	496,112
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010571	43*30 911/912	27,060	09/19/2025
SP250007030	861-500 855-729		06/26/2025
CO250001239	NSFR T-3503 H-228	444,581	02/05/2025
B240010923	NSFR T-3503 H-228	444,581	09/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	3/04/2025	CN	Q	I	03	512,900
GRANTOR: MARONDA HOMES LLC						
GRANTEE: VILLAFAINE TITO						
2722/1007	7/01/2024	SW	Q	V	01	83,400
GRANTOR: FLORIDA 635 LLC						
GRANTEE: MARONDA HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E16 S9 E34 S35 W30 S11 W6 S12 S1 W14 N68 $
FGR=[YR=2026;ORIG=30,54] E30 S31 W21 N11 W8 W1 N9 N11 $
FSP=[YR=2026;ORIG=26,19] E34 N9 W34 S9 $
FOP=[YR=2026;ORIG=24,65] E6 S9 E1 S3 W7 N12 $
.

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
1	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	
3	0912	SCRN RM G	0	100	43	30	1,290.00	SF	21.00	21.00	100	2026	2025	04	100	27,090	

LAND DESCRIPTION

TOTAL OB/XF 77,090

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 12/02/2025 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS