PT OF SW1/4 OF SEC 27-3N-25E
IN OR 2813/1849

CREEL DUSTIN W & TRICIA L
44355 SWALLOWFORK AVE
CALLAHAN, FL 32011

2026

27-3N-25-0000-0003-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

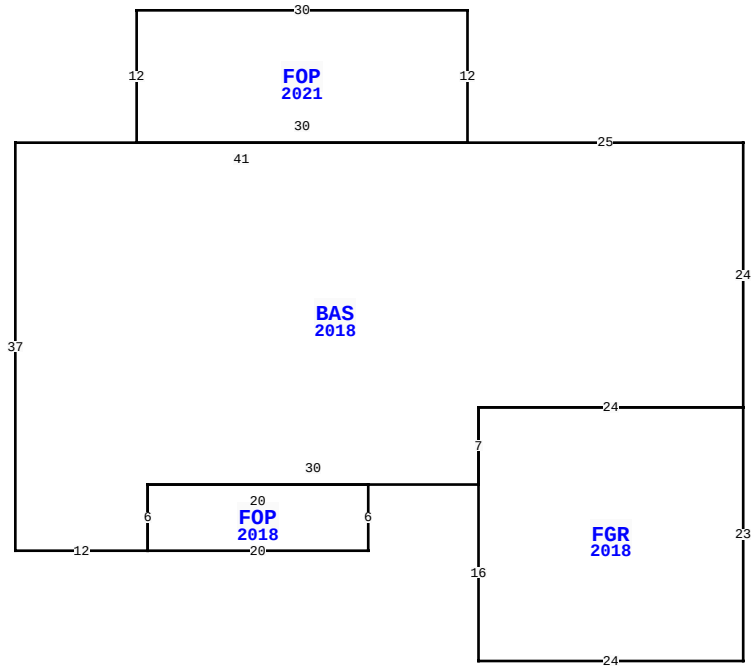
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	2018	1,950	330,332
FGR	552	55	2018	304	51,498
FOP	120	30	2018	36	6,098
FOP	360	30	2021	108	18,295
TOTALS	2,982			2,398	406,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,398	105.2030	174.64	418,787	2018	2018	0	0	0	3.00	97.00

1 SFR CUST 0% - 2026 Heated Area: 1950 HX Base Yr



55015 COUNTREE LIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	431,659
TOTAL MARKET OB/XF VALUE	57,523
TOTAL LAND VALUE - MARKET	255,850
TOTAL MARKET VALUE	745,032
SOH/AGL Deduction	0
ASSESSED VALUE	745,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	745,032
TOTAL JUST VALUE	745,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	733,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012285	SWIM POOL	57,114	12/10/2020
18002324	CO ISSUED	0	03/06/2018
17004770	GARAGE	37,875	08/01/2017
B1702604	NEW CONSTR	238,352	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2813/1849	8/28/2025	SW	U	I	18	750,000
GRANTOR: UNITED STATES						
GRANTEE: CREEL DUSTIN W & TR						
2789/17	4/25/2025	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: UNITED STATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FOP=[YR=2021] N12 W30 S12 E30$W41 S37 E12 FOP=[YR=2018] E20 N6 W20 S6$ N6 E30 FGR=[YR=2018] S16 E24 N23 W24 S7$ N7 E24 N24 $.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	97	3,395	
3	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	
5	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	100	2021	2021	3	86	4,128	

LAND DESCRIPTION

TOTAL OB/XF 57,523

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	0007	OR	0.00	0.00	15.05	AC		1.00	1.00	1.00	17,000.00	17,000.00	255,850							

REVIEW DATE 02/05/2024 BY KWA Total Acres: 15.05 Total Land Value: 255,850 Market: 0 Agricultural: 0 Common: 255,850 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

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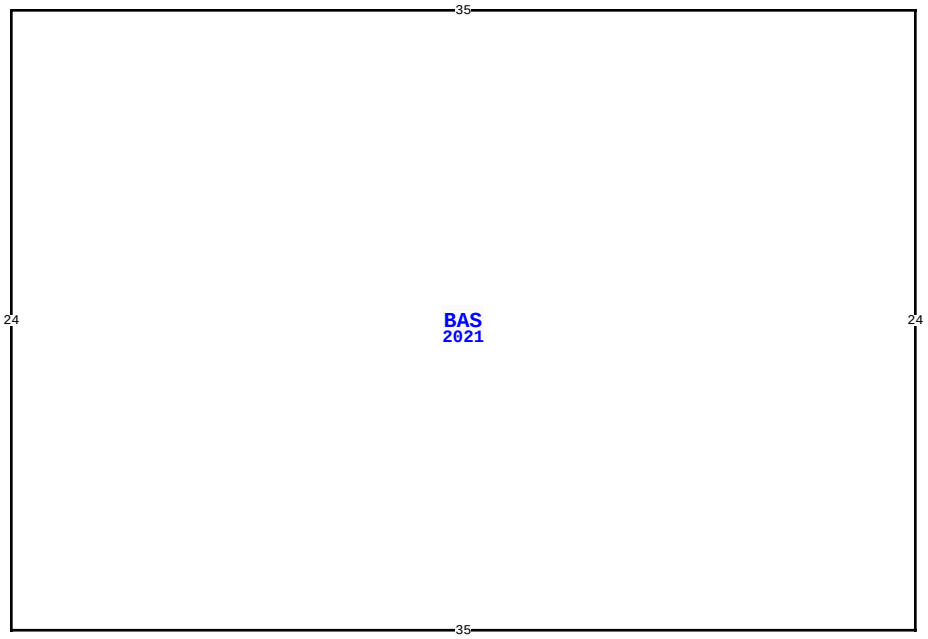
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	06	ENG CENTRL 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2021	840	25,436
TOTALS	840			840	25,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	83.4900	32.56	27,350	2018	2018	0	0	0	7.00	93.00

2 GARAGE RES 0% - 2026 Heated Area: 840 HX Base Yr



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TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	745,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	733,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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2789/17	4/25/2025	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: UNITED STATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W35 S24 E35 N24$.

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

REVIEW DATE 02/05/2024 BY KWA Total Acres: 15.05 Total Land Value: 255,850 Market: 0 Agricultural: 0 Common: 255,850 PRINTED 07/09/2026 BY SYS