



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,824	100	2,824	332,443
FGR	576	55	317	37,317
FOP	245	30	74	8,711
FOP	470	30	141	16,599
FST	32	55	18	2,119
FUS	766	100	766	90,174
STR	120	10	12	1,412

TOTALS	5,033		4,152	488,775
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500
2	0812	CONCRETE C	0	0	0	0	2,384.00	SF	4.00	4.00	100	2021	2021	3	100	9,536

LAND DESCRIPTION		
L N	USE CODE	CLS
1	009900	C

REVIEW DATE	12/03/2021	BY	KB
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	4,152	99.8800	118.61	492,469	2021	2021	0	0	0	0.75	99.25	
1 SNGL FAM - 0% - 0													
Heated Area: 3590													
HX Base Yr													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/19/2023 MLU													

56542 GRIFFIN RD, CALLAHAN

TOTAL OB/XF													
13,036													

TOTAL OB/XF													
13,036													

Market:	0
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Agricultural:	0
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Common:	253,260
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NASSAU COUNTY PROPERTY									
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VALUATION BY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		583,522
TOTAL MARKET OB/XF VALUE		13,036
TOTAL LAND VALUE - MARKET		253,260
TOTAL MARKET VALUE		849,818
SOH/AGL Deduction		144,771
ASSESSED VALUE		705,047
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		705,047
TOTAL JUST VALUE		849,818
NCON VALUE		3,868
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		665,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013095	CO ISSUED	0	10/04/2021
21004807	XF08	61,536	04/19/2021
20013095	NEW CONSTR	488,703	12/31/2020

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U
2306/1109	9/18/2019	SW Q	V
155,000			

GRANTOR: RAYDIENT LLC D/B/A			
GRANTEE: FANNIN KENT W & LIT			

BUILDING NOTES			

BUILDING DIMENSIONS			

BAS=[YR=2021] W17 FOP=[YR=2021] W41 S10 E11 S2 E30 N12\$ S12 W30 N2 W11 N29 W24 S36 FST=[YR=2021] S4 FGR=[YR=2021] S23 E12 S2E12 N1 FOP=[YR=2021] E35 N7 W35 S7\$ N24 W24 \$ E8 N4 W8\$ E8 S4 E16 S17 E35 S8 E12 N2E11 N44\$ PTR=E20 STR=[YR=2021] E15 FUS=[YR=2021] E35 S20 W12 S6 W11 N6 W12 N20\$ S8 W15 N8\$ W20\$.

FANNIN KENT W & LITA S
96582 SWEETBRIAR LN
YULEE, FL 32097

01-2N-25-1001-0003-0000

[illegible]

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