



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	480	15	72	9,240
BAS	2,170	100	2,170	278,470
FGR	360	55	198	25,409
FGR	576	55	317	40,679
FOP	500	30	150	19,250
FOP	668	30	200	25,665
FST	192	55	106	13,603
FUS	1,274	100	1,274	163,489
STP	15	10	2	257
STP	30	10	3	385
TOTALS	6,295		4,495	576,831

EXTRA FEATURES									
L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0	100	0	1,572.00	SF	4.00	4.00

** This building has 11 Sub-Areas

56582 GRIFFIN RD, CALLAHAN

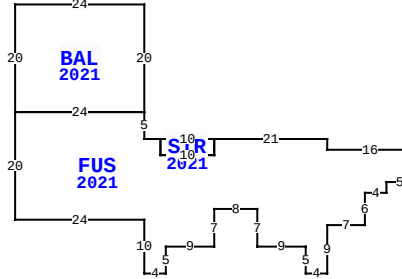
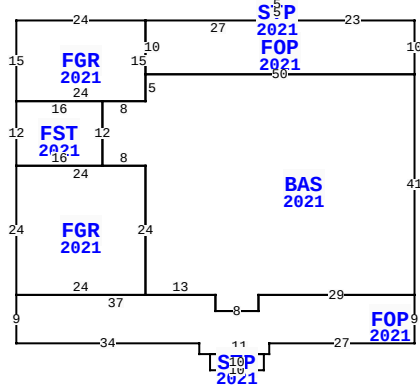
BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

05/19/2023 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,495	90.1296	128.43	577,293	2021	2021	0	0	0.08	99.92
1 SFR CUST - 100% - 2022					Heated Area: 3444		HX Base Yr 2022				



NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		643,670
TOTAL MARKET OB/UF VALUE		9,788
TOTAL LAND VALUE - MARKET		605,920
TOTAL MARKET VALUE		1,259,378
SOH/AGL Deduction		329,829
ASSESSED VALUE		929,549
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		879,549
TOTAL JUST VALUE		1,259,378
NCON VALUE		66,839
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		741,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002050	CO ISSUED	0	04/09/2021
2002050	NEW CONSTR	455,449	03/06/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
2554/1364	4/08/2022	WD Q	V	03	350,000
GRANTOR: GREEN CHARLES H					
GRANTEE: MURRAY JEFF					
2238/0030	11/08/2018	SW Q	V	01	135,100
GRANTOR: RAYDIENT LLC DBA RAYD					
GRANTEE: MURRAY JEFFREY S					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2021] W23 STP=[YR=2021] N3 W5 S3 E5\$ W27									
FGR=[YR=2021] W24 S15 FST=[YR=2021] S12 FGR=[YR=2021] S24									
FOP=[YR=2021] S9 E34 S2 E2 STP=[YR=2021] S3 E10 N3 W10\$ E11									
N2 E27 N9 BAS=[YR=2021] N41 W50 S5 W8 S12 E8 S24 E13 S3 E8 N3									
E29\$ W29 S3 W8 N3 W37\$ E24 N24 W24\$ E16 N12 W16\$ E24 N15\$ S10									
E50 N10\$ PTR=E20 BAL=[YR=2021] E24 S20 FUS=[YR=2021] S5 E3									
STR=[YR=2021] E10 S3 W10 N3\$ S3 E10 N3 E21 S2 E16 S6W5 S2 W4									
S6 W7 S9 W4 N5 W9 N7 W8 S7 W9 S5 W4 N10 W24 N20 E24\$ W24 N20\$									
W20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100			0.00	0.00	18.63
2	000115	C	SFR ACRES	100			0.00	0.00	24.65

[illegible]