LOT 4
MILLS CORNER PBK 8/271
ESMT IN OR 2311/1985

GRANNO DOMINIC & WREN
56025 GRIFFIN RD
CALLAHAN, FL 32011

2023

34-3N-25-0121-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

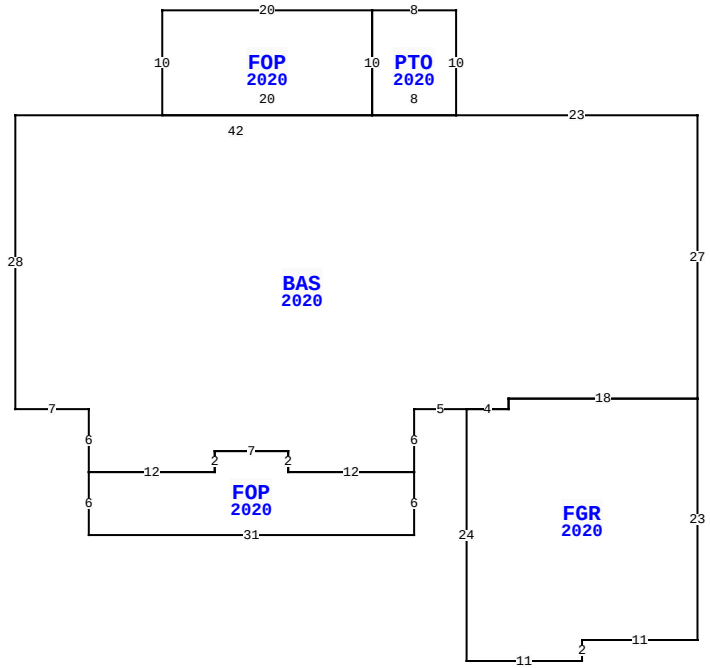
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	1,974	246,852
FGR	524	55	288	36,015
FOP	200	30	60	7,503
FOP	200	30	60	7,503
PTO	80	5	4	500
TOTALS	2,978		2,386	298,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,386	105.8400	125.68	299,872	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 1974 HX Base Yr 2021



56025 GRIFFIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		312,693
TOTAL MARKET OB/XF VALUE		4,076
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		396,769
SOH/AGL Deduction		174,362
ASSESSED VALUE		222,407
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		167,407
TOTAL JUST VALUE		396,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007066	CO ISSUED	0	05/18/2020
19011443	GARAGE	32,940	10/31/2019
19007066	NEW CONSTR	273,711	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2281/0969	5/10/2019	SW	Q	V	01	67,500
GRANTOR: RAYDIENT LLC DBA RAYD						
GRANTEE: GRANNO DOMINIC & WR						
2153/1929	10/26/2017	MS	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: RAYDIENT LLC DBA RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W23 PTO=[YR=2020] N10 W8 FOP=[YR=2020] W20 S10 E20 N10$ S10 E8$ W42 S28 E7 S6 FOP=[YR=2020] S6 E31 N6 W12 N2 W7 S2 W12$ E12 N2 E7 S2 E12 N6 E5 FGR=[YR=2020] S24 E11 N2 E11 N23 W18 S1 W4$ E4 N1 E18 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0810	CONCRETE A	0	100	0	0	95.00	SF	6.50	6.50	100	2020	2020	3	99	611	

LAND DESCRIPTION

TOTAL OB/XF 4,076

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	000115	C	SFR ACRES	100			0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 07/31/2020 BY KB Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 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

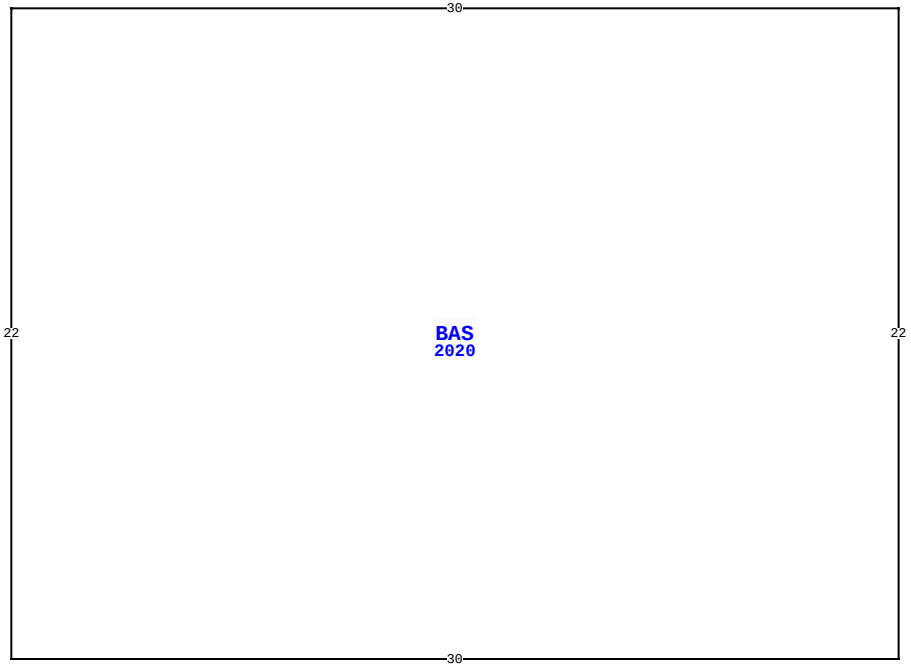
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	14,320
TOTALS	660		660	14,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	660	63.2500	22.14	14,612	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2021 Heated Area: 660 HX Base Yr 2021



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GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: RAYDIENT LLC DBA RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S22 E30 N22$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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