LOT 7
MILLS CORNER PBK 8/271

BAGGS DAVID J III & JENNIFER L
56049 GRIFFIN RD
CALLAHAN, FL 32011

2023

34-3N-25-0121-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

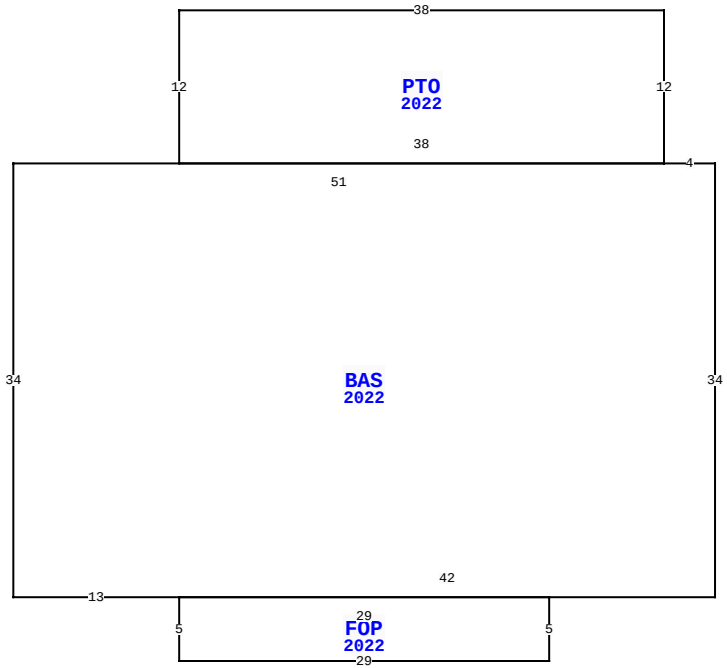
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,870	100	1,870	248,747
FOP	145	30	44	5,853
PTO	456	5	23	3,059
TOTALS	2,471		1,937	257,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,937	112.0140	133.02	257,660	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 1870 HX Base Yr



56049 GRIFFIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/06/2021 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	257,660
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	89,460
TOTAL MARKET VALUE	347,120
SOH/AGL Deduction	0
ASSESSED VALUE	347,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,120
TOTAL JUST VALUE	347,120
NCON VALUE	257,660
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005271	CO ISSUED	0	04/05/2022
21012650	NEW CONSTR	261,146	09/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/0049	8/25/2020	SW	Q	V	01	69,500
GRANTOR: RAYDIENT LLC DBA RAYD						
GRANTEE: BAGGS DAVID J III &						
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=2022] W4 PTO=[YR=2022] N12 W38 S12 E38$ W51 S34 E13
FOP=[YR=2022] S5 E29 N5 W29$ E42 N34$.

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
1	000115	C	SFR ACRES	0			0.00	0.00	4.97	AC		1.00	1.00	1.00	18,000.00	18,000.00	89,460							

REVIEW DATE 06/16/2022 BY TWWW Total Acres: 4.97 Total Land Value: 89,460 Market: 0 Agricultural: 0 Common: 89,460 PRINTED 08/02/2023 BY SYS