



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5019.00	

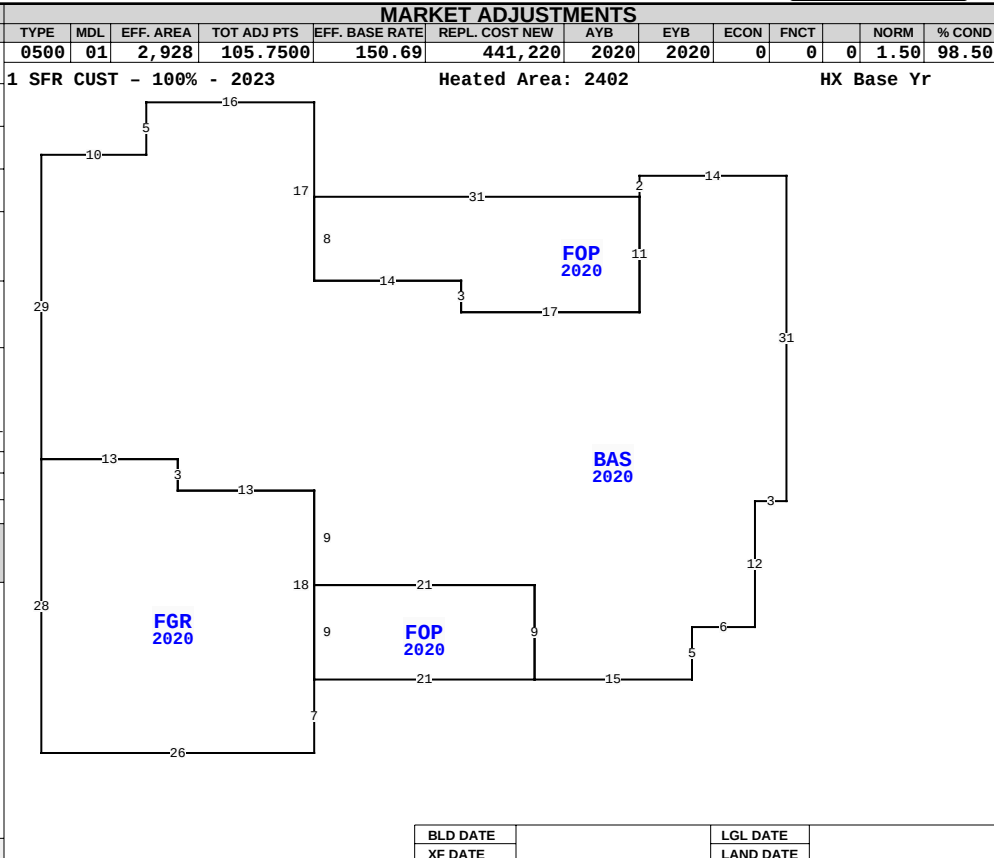
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,402	100	2,402	356,528
FGR	689	55	379	56,255
FOP	189	30	57	8,460
FOP	299	30	90	13,359

TOTALS	3,579		2,928	434,602
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0	636.00	SF	6.50	6.50
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00
3	0855	CONC PAVER	0	100	0	0	1,046.00	SF	10.00	10.00
4	0911	SCRN RM A	0	100	0	0	1,597.00	SF	17.50	17.50
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00

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
1	0810	CONCRETE A	0	100	0	0	636.00	SF	6.50	6.50	100	2020	2020	3	99	4,093	
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2020	2020	3	95	36,338	
3	0855	CONC PAVER	0	100	0	0	1,046.00	SF	10.00	10.00	100	2020	2020	3	99	10,355	
4	0911	SCRN RM A	0	100	0	0	1,597.00	SF	17.50	17.50	100	2020	2020	3	93	25,991	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100			0.00	0.00	4.95	AC



56057 GRIFFIN RD, CALLAHAN				INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
636.00	SF	6.50	6.50	100	2020	2020	3	99	4,093	
450.00	SF	85.00	85.00	100	2020	2020	3	95	36,338	
1,046.00	SF	10.00	10.00	100	2020	2020	3	99	10,355	
1,597.00	SF	17.50	17.50	100	2020	2020	3	93	25,991	
1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		473,258	
TOTAL MARKET OB/XF VALUE		78,637	
TOTAL LAND VALUE - MARKET		89,100	
TOTAL MARKET VALUE		640,995	
SOH/AGL Deduction		0	
ASSESSED VALUE		640,995	
TOTAL EXEMPTION VALUE		13	640,995
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		640,995	
NCON VALUE		38,656	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		497,619	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003018	ADDITION	125,748	02/24/2022
20003387	SWIM POOL	31,000	04/20/2020
20001882	CO ISSUED	0	03/02/2020
19005843	NEW CONSTR	339,376	07/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/1329	5/26/2022	WD	Q	I	01	799,000
GRANTOR: GREEN DONALD T & MELI						
GRANTEE: NANTZ JACOB & CINDY						
2238/0135	11/09/2018	SW	Q	V	01	70,000
GRANTOR: RAYDIENT LLC DBA RAYD						
GRANTEE: GREEN DONALD T & ME						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W14 S2 FOP=[YR=2020] W31 S8 E14 S3 E17 N11\$ S11 W17 N3 W14 N17 W16 S5 W10 S29 FGR=[YR=2020] S28 E26 N7 FOP=[YR=2020] E21 N9 W21 S9\$ N18 W13 N3 W13\$ E13 S3 E13 S9 E21 S9 E15 N5 E6 N12 E3 N31\$.									

NANTZ JACOB & CINDY M
56057 GRIFFIN ROAD
CALLAHAN, FL 32011

34-3N-25-0121-0008-0000

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