PT OF GOVT LOTS 2 & 3
IN OR 2476/1398
EX R/W IN OR 633/520

CLOHESY MONIQUE & DECLAN
56112 GRIFFIN RD
CALLAHAN, FL 32011

2023

35-3N-25-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

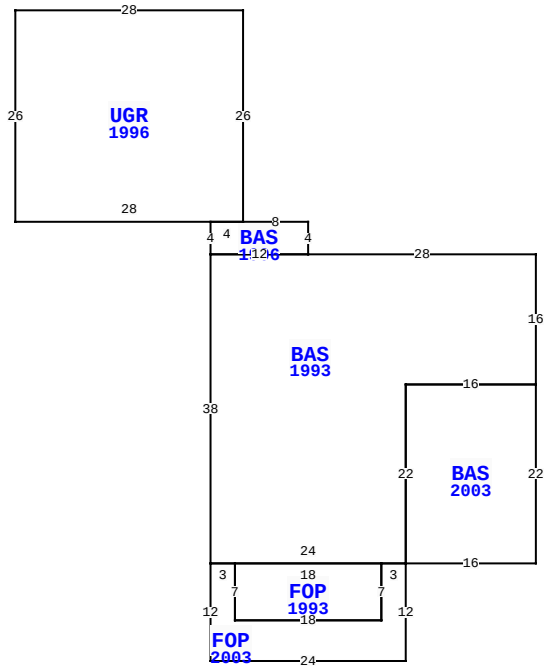
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,168	100	1,168	103,254
BAS	48	100	48	4,243
BAS	352	100	352	31,118
FOP	126	30	38	3,360
FOP	162	30	49	4,332
UGR	728	45	328	28,996
TOTALS	2,584		1,983	175,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,983	93.2862	110.78	219,677	1940	1990	0	0	0	20.20	79.80

1 SNGL FAM – 0% - 0 Heated Area: 1568 HX Base Yr



56117 GRIFFIN RD, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	175,302
TOTAL MARKET OB/XF VALUE	6,200
TOTAL LAND VALUE - MARKET	50,050
TOTAL MARKET VALUE	231,552
SOH/AGL Deduction	26,309
ASSESSED VALUE	205,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,243
TOTAL JUST VALUE	231,552
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R5254	REPAIR/RRF	1,000	07/01/2003
B11407	ADDITION	5,016	07/01/2003
B9603138	GARAGE	12,376	07/01/1996
7465	ADDITION	16,835	08/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2476/1398	6/23/2021	WD	Q	I	01	225,000
GRANTOR: SHIVER DAVID E ET AL						
GRANTEE: CLOHESY MONIQUE & D						
2219/1974	8/27/2018	QC	U	I	11	100
GRANTOR: SHIVER FRANK D L/E						
GRANTEE: SHIVER FRANK D JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 BAS=[YR=1996] N4 W8 UGR=[YR=1996] N26 W28 S26 E28$ W4 S4 E12$ W12 S38 FOP=[YR=2003] S12 E24 N12 W3 FOP=[YR=1993] W18 S7 E18 N7$ S7 W18 N7 W3$ E24 BAS=[YR=2003] E16 N22 W16 S22$ N22 E16 N16$.

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
3	0811	CONCRETE B	0	0	0	0	1,296.00	SF	5.20	5.20	100	2010	2010	3	92	6,200	

LAND DESCRIPTION

TOTAL OB/XF 6,200

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	0006	OR	0.00	0.00	1.43	AC		1.00	1.00	1.00	35,000.00	35,000.00	50,050							

REVIEW DATE 05/06/2021 BY KBA Total Acres: 1.43 Total Land Value: 50,050 Market: 0 Agricultural: 0 Common: 50,050 PRINTED 08/02/2023 BY SYS