LOT 6
OLD MILL OR 2351/678

VIENNEAU STEVEN M & JAMIE M
PO BOX 1779
CALLAHAN, FL 32011

2023

35-3N-25-1815-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

56272 GRIFFIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	124,920
TOTAL MARKET VALUE	124,920
SOH/AGL Deduction	0
ASSESSED VALUE	124,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,920
TOTAL JUST VALUE	124,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008069	NEW CONSTR	419,345	05/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2477/0734	6/23/2021	SW	Q	V	01	149,900

GRANTOR: RAYDIENT LLC

GRANTEE: VIENNEAU STEVEN M &

BUILDING NOTES

BUILDING DIMENSIONS

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	000000	C	VAC RES	0			0.00	0.00	6.94	AC		1.00	1.00	1.00	18,000.00	18,000.00	124,920							

REVIEW DATE 03/07/2023 BY DJX Total Acres: 6.94 Total Land Value: 124,920 Market: 0 Agricultural: 0 Common: 124,920 PRINTED 08/02/2023 BY SYS