

PT C GRIFFITH GRANT SEC'S 36 &
39-2N-25E & PT GEO ATKINSON
GRANT SEC 40-2N-25E & PT GOVT

GRIFFIN ANDREW & CHERREE
56209 GRIFFIN FARMS RD
CALLAHAN, FL 32011

2023

36-2N-25-0000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1,768	157,144
DCK	84	15	13	1,155
PTO	42	5	2	178
STP	28	10	3	266
TOTALS	1,922		1,786	158,744

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	50	20			1,000.00	SF	5.20
2	0811	CONCRETE B	0	0	0	0			778.00	SF	5.20

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	4.05	AC	
2	009630	C	SWAMP	0		OR	0.00	0.00	10.35	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,786	128.2600	89.78	160,347	2021	2021	0	0	1.00	99.00
1 M/H 94+ - 0% - 0											
Heated Area: 1768 HX Base Yr											
56001 CHARLIES WAY, CALLAHAN											

TOTAL OB/XF											
7,478											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/19/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		158,744	
TOTAL MARKET OB/XF VALUE		7,478	
TOTAL LAND VALUE - MARKET		146,925	
TOTAL MARKET VALUE		313,147	
SOH/AGL Deduction		154,293	
ASSESSED VALUE		158,854	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		158,854	
TOTAL JUST VALUE		313,147	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		151,505	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013115	CO ISSUED	0	06/04/2021
20013115	MH MOVE-ON	0	01/04/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2286/0129	6/28/2019	WD	U	I	30	38,000	
GRANTOR: GRIFFIN FRANCIS M							
GRANTEE: GRIFFIN ANDREW & CH							
1899/0128	1/13/2014	SW	U	I	12	46,000	
GRANTOR: BANK OF AMERICA NA							
GRANTEE: GRIFFIN FRANCIS M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W68 S26 E27 DCK=[YR=2021] S7 E3 STP=[YR=2006] S4PTO=[YR=2006] S6 E7 N6 W7\$ E7 N4 W7\$E9 N7 W12\$ E41 N26\$.											