PT OR 2399/115
ESMT IN OR 370/640
EX 1-1 & 1-2

GRIFFIN FRANCIS MATTHEW JR/GRIFFIN ANDREW CAVE
56082 GRIFFIN FARM RD
CALLAHAN, FL 32011

2023

48-3N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

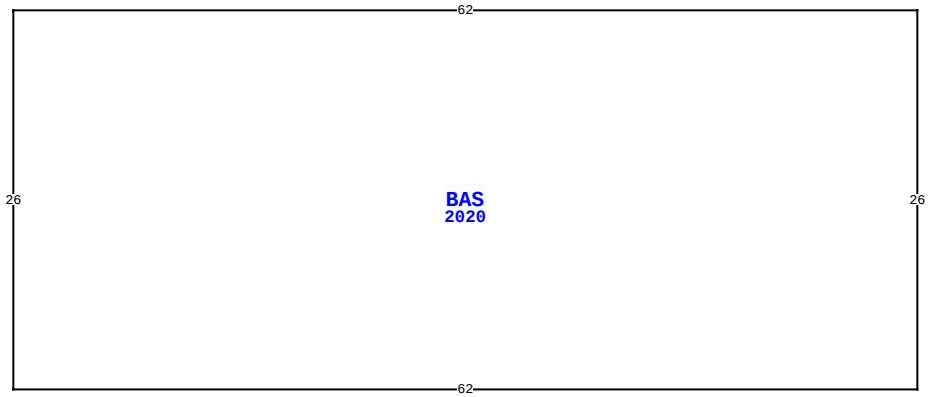
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1,612	42,247
TOTALS	1,612		1,612	42,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,612	115.2000	74.88	120,707	1995	1995	0	0	0	65.00	35.00

2 MH 94NO RP – 0% - 0 Heated Area: 1612 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	194,038
TOTAL MARKET OB/XF VALUE	16,366
TOTAL LAND VALUE - MARKET	560,550
TOTAL MARKET VALUE	306,100
SOH/AGL Deduction	36,219
ASSESSED VALUE	269,881
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,881
TOTAL JUST VALUE	770,954
NCON VALUE	151,794
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2307629	SFR	420,664	06/14/2023
21009478	CO ISSUED	0	02/28/2022
E21903	ELEC OTHER	0	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/0115	10/05/2020	PR	U	I	19	100
GRANTOR: GRIFFIN FRANCIS M JR						
GRANTEE: GRIFFIN FRANCIS M J						
1500/1301	5/23/2007	WD	U	I	07	100
GRANTOR: GRIFFIN FRANCIS M & C						
GRANTEE: GRIFFIN FRANCIS MAT						

BLD DATE	10/05/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

56209 GRIFFIN FARM RD, CALLAHAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W62 S26 E62 N26$.

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
1	0810	CONCRETE A	0	0	35	2	70.00	SF	6.50	6.50	100	1956	1956	3	20	91	
2	0351	CARPORT MT	0	0	20	10	200.00	SF	10.00	10.00	100	1980	1980	3	20	400	
3	0810	CONCRETE A	0	0	10	26	260.00	SF	6.50	6.50	100	1980	1980	3	35	592	
4	0681	POLE SHED	0	0	120	32	3,840.00	SF	4.50	4.50	100	1960	1960	3	20	3,456	
7	0940	SHEDS/PORT	0	0	12	6	72.00	SF	20.10	20.10	100	2002	2002	3	21	304	
8	0940	SHEDS/PORT	0	0	12	10	120.00	SF	20.10	20.10	100	2002	2002	3	21	507	
9	0351	CARPORT MT	0	0	20	18	360.00	SF	5.60	5.60	100	2002	2002	3	21	423	
10	0351	CARPORT MT	0	0	20	18	360.00	SF	5.60	5.60	100	2002	2002	3	21	423	
11	0510	GARAGE WD-	0	0	41	25	1,025.00	SF	35.00	35.00	100	1979	1979	3	20	7,175	
12	0680	POLE SHED	0	0	41	14	574.00	SF	10.00	10.00	100	2002	2002	3	32	1,837	

LAND DESCRIPTION

TOTAL OB/XF 15,208

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	005000	C	RURAL HOME	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	59.31	AC		1.00	1.00	1.00	440.00	440.00	26,096							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	550.00	550.00	12,100							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	175.00	175.00	3,500							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	101.31	AC		1.00	1.00	1.00	5,000.00	5,000.00	506,550							

REVIEW DATE 02/23/2022 BY TWHS Total Acres: 104.31 Total Land Value: 95,696 Market: 506,550 Agricultural: 41,696 Common: 54,000 PRINTED 08/02/2023 BY SYS

PT OR 2399/115
ESMT IN OR 370/640
EX 1-1 & 1-2

GRIFFIN FRANCIS MATTHEW JR/GRIFFIN ANDREW CAVE
56082 GRIFFIN FARM RD
CALLAHAN, FL 32011

2023

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Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

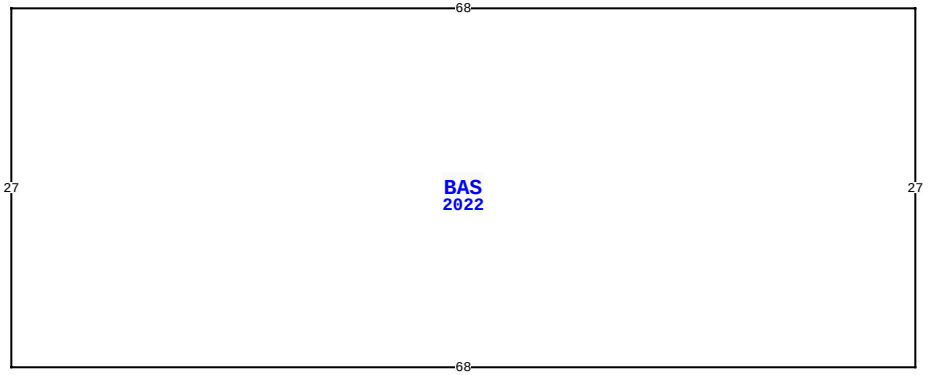
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	151,791
TOTALS	1,836		1,836	151,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,836	128.4800	83.51	153,324	2021	2021	0	0	0	1.00	99.00

3 MH 94NO RP – 0% - 0 Heated Area: 1836 HX Base Yr



56209 GRIFFIN FARM RD, CALLAHAN

BLD DATE	10/05/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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1500/1301	5/23/2007	WD	U	I	07	100
GRANTOR: GRIFFIN FRANCIS M & C						
GRANTEE: GRIFFIN FRANCIS MAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W68 S27 E68 N27$.

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
13	0940	SHEDS/PORT	0	0	16	12	192.00	SF	20.10	20.10	100	1997	1997	3	20	772	
14	0940	SHEDS/PORT	0	0	12	8	96.00	SF	20.10	20.10	100	1997	1997	3	20	386	

LAND DESCRIPTION

TOTAL OB/XF 1,158

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

REVIEW DATE 02/23/2022 BY TWHS Total Acres: 104.31 Total Land Value: 95,696 Market: 506,550 Agricultural: 41,696 Common: 54,000 PRINTED 08/02/2023 BY SYS