

LOT 201
PT OR 453/424
NASSAU OAKS 3 UNR

RINER GUY W JR & DELORES J
56336 GRIFFIN ROAD
CALLAHAN, FL 32011

2023

48-3N-25-4197-0201-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,045	100	2,045	156,448
FEP	252	80	202	15,453
FGR	986	55	542	41,464
FOP	256	30	77	5,891

TOTALS	3,539		2,866	219,257
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0810	CONCRETE A	0	100	0	380.00	SF	6.50	
3	0812	CONCRETE C	0	100	0	1,088.00	SF	4.00	
10	0940	SHEDS/PORT	0	100	8	64.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0005	OR	0.00	0.00	1.00

REVIEW DATE 04/11/2022 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,866	101.5200	91.62	262,583	1995	2000	0	0	0	16.50	83.50
1 SINGLE FAM - 100% - 0												
Heated Area: 2045												
HX Base Yr												

56336 GRIFFIN RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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
2	0810	CONCRETE A	0	100	0	380.00	SF	6.50	6.50	100	1995	1995	3	72	1,778	
3	0812	CONCRETE C	0	100	0	1,088.00	SF	4.00	4.00	100	1986	1986	3	52	2,263	
10	0940	SHEDS/PORT	0	100	8	64.00	SF	30.00	30.00	100	2015	2015	3	74	1,421	

TOTAL OB/XF															
5,462															

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		301,057	
TOTAL MARKET OB/XF VALUE		5,462	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		351,519	
SOH/AGL Deduction		153,484	
ASSESSED VALUE		198,035	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		148,035	
TOTAL JUST VALUE		351,519	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		299,642	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429585	ADDITION	76,641	11/01/2014
B941203	NEW CONSTR	85,000	10/01/1994
P94612	NEW CONSTR	0	10/01/1994
4035	N/A	9,280	04/21/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0453/0424	5/01/1985	MS	U	V	
GRANTOR:					
GRANTEE:					
0280/0464	12/01/1978	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FGR=[YR=1995] W34 BAS=[YR=1995] N8 W2 N2 W6 S2 W4									
FEP=[YR=2003] N12 W21 S12 E21 \$ W21 S8 W28 S29 E29									
FOP=[YR=1995] S8 E32 N8 W32 \$ E32 N29 \$ S29 E34 N29 \$.									

Common: 45,000 PRINTED 08/02/2023 BY SYS

RINER GUY W JR & DELORES J
56336 GRIFFIN ROAD
CALLAHAN, FL 32011

48-3N-25-4197-0201-0000

[illegible]