PT OR 2399/115
ESMT IN OR 370 PG 641

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

2023

50-3N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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

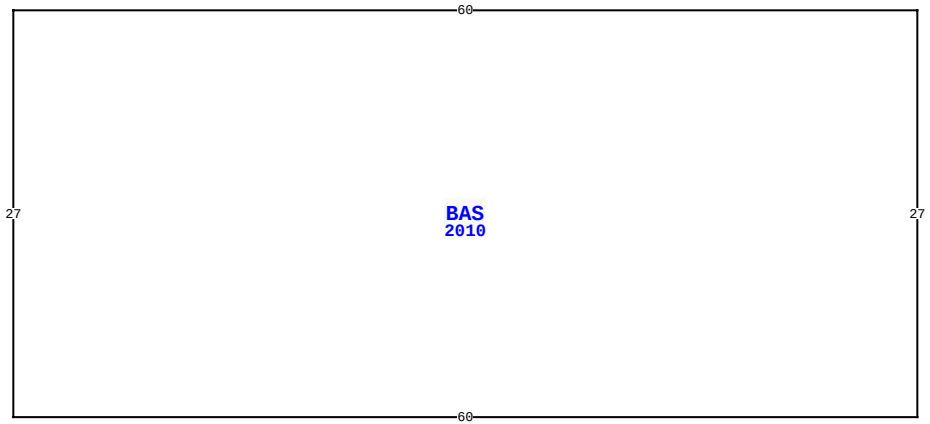
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	36,897
TOTALS	1,620		1,620	36,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	116.8000	75.92	122,990	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1620 HX Base Yr



56082 GRIFFIN FARM RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	36,897
TOTAL MARKET OB/XF VALUE	161
TOTAL LAND VALUE - MARKET	397,320
TOTAL MARKET VALUE	86,292
SOH/AGL Deduction	8,928
ASSESSED VALUE	77,364
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,364
TOTAL JUST VALUE	434,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5296	CO ISSUED	0	08/01/2010
P14399	NEW CONSTR	0	08/01/2010
E22522	ELEC OTHER	0	03/01/2010
MH01	MH MOVE-ON	0	01/01/2001
MH003106	MH MOVE-ON	0	05/01/2000

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						
0586/0597	12/19/1989	QC	U	V	07	100
GRANTOR: GRIFFIN LINDA S						
GRANTEE: GRIFFIN FRANCIS M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W60 S27 E60 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
5	1243	WD DECK F	0	0	8	12	96.00	SF	8.00	8.00	100	2002	2002	3	21	161	

LAND DESCRIPTION

TOTAL OB/XF 161

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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	25.88	AC		1.00	1.00	1.00	550.00	550.00	14,234							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	25.88	AC		1.00	1.00	1.00	14,000.00	14,000.00	362,320							

REVIEW DATE 06/11/2021 BY KBA Total Acres: 26.88 Total Land Value: 49,234 Market: 362,320 Agricultural: 14,234 Common: 35,000 PRINTED 08/02/2023 BY SYS