PT OR 1883/289
EX R/W CASE #01-417-CA

GRIFFIN GERALD R JR
186 N HAWTHORNE DRIVE
INGLIS, FL 34449

2023

51-2N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	58,625
TOTAL MARKET VALUE	58,625
SOH/AGL Deduction	21,775
ASSESSED VALUE	36,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,850
TOTAL JUST VALUE	58,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1883/0289	7/23/2013	PR	U	I	19	100
GRANTOR: GRIFFIN GERALD R JR P						
GRANTEE: GRIFFIN GERALD R JR						
1134/0171	5/01/2003	PR	U	V	01	100
GRANTOR: GRIFFIN SHIRLEY P/R						
GRANTEE: GRIFFIN SHIRLEY						

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	000115	C	SFR ACRES	0		RM	0.00	0.00	16.75	AC		1.00	1.00	0.25	14,000.00	3,500.00	58,625							

REVIEW DATE 05/18/2023 BY MLU Total Acres: 16.75 Total Land Value: 58,625 Market: 0 Agricultural: 0 Common: 58,625 PRINTED 08/02/2023 BY SYS