



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	09 RIDGE FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	05 ASPH TILE 50
Interior Floo	14 CARPET 50
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	17 100
Frame	05 STEEL 100
Story Height	16 100
RMS	10 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality 04 Quality Level 04

DOR CODE 9100 UTILITIES

MAP NUM MKT AREA 05

NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,346	100	4,346	443,787
CAN	50	30	15	1,532
CAN	636	30	191	19,504

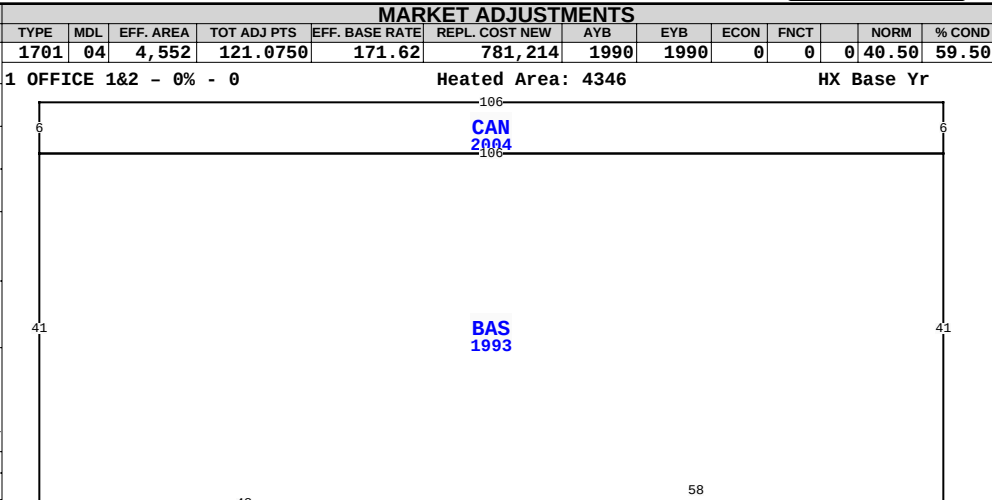
TOTALS 5,032 4,552 464,822

EXTRA FEATURES

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
1	1121	CB 4"	0	0	40	8	320.00	SF	5.00	5.00	100	1990	1990	3	59.5	952	
2	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	1990	1990	3	28	5,667	
3	0812	CONCRETE C	0	0	0	0	5,184.00	SF	4.00	4.00	100	1990	1990	3	59.5	12,338	
4	0430	CL FNC 6B	0	0	0	0	490.00	LF	9.70	9.70	100	1990	1990	3	27	1,283	
5	0803	ASPHALT C	0	0	0	0	42,399.00	SF	2.00	2.00	100	1990	1990	3	50	42,399	
6	1050	TOWER-COMM	0	0	0	0	1.00	UT	210,000.00	210,000.00	100	1992	1992	3	100	210,000	
7	0421	CL FNC 3'	0	0	0	0	74.00	LF	4.00	4.00	100	1990	1990	3	27	80	
8	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	1990	1990	3	20	200	
9	0402	CONC BUMPE	0	0	0	0	20.00	UT	25.00	25.00	100	1990	1990	3	68	340	
10	0400	CONC CURB	0	0	0	0	512.00	LF	15.00	15.00	100	1990	1990	3	68	5,222	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	009100	C	UTILITY	0		OR	0.00	0.00	4.20	AC		1.00	1.00	1.00	40,000.00	40,000.00	168,000							



BLD DATE	12/31/2020	KK	LGL DATE	
XF DATE	12/31/2020	KK	LAND DATE	12/31/2020
INC DATE			AG DATE	

56905 GRIFFIN RD, CALLAHAN

TOTAL OB/XF																	278,481
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NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		575,273	
TOTAL MARKET OB/XF VALUE		379,684	
TOTAL LAND VALUE - MARKET		168,000	
TOTAL MARKET VALUE		1,122,957	
SOH/AGL Deduction		57,554	
ASSESSED VALUE		1,065,403	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,065,403	
TOTAL JUST VALUE		1,122,957	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,157,606	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005709	REMODEL	122,858	08/12/2020
R1615616	REPAIR/RRF	67,851	12/01/2016
E14300	ELEC OTHER	700	02/01/2005
B0413329	NEW CONSTR	29,500	07/01/2004
B0412660	NEW CONSTR	8,000	04/01/2004
7307	XFOB	245,000	06/13/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0242/0134	6/01/1977	WD	U	V	
					11,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2004] W106 S6 BAS=[YR=1993] S41 E48 CAN=[YR=1993] S5 E10 N5 W10\$ E58 N41 W106\$ E106 N6\$.

FLORIDA POWER & LIGHT CO
ATTN: PROPERTY TAX -PSX/JB, 700 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 2 of 3		4												
Exterior Wall	25	MOD METAL 100	4803	06	4,899	96.2313	44.03	215,703	1990	1990	0	0	0	52.50	47.50	VALUATION BY				STANDARD									
Roof Structure	09	RIDGE FRME 100	2 STOR WAREH - 0% - 0													Heated Area: 3750				HX Base Yr									
Roof Cover	12	MODULAR MT 100	15 75 15 75 15 10 35 35 10 65 75 15 75 CAN 1993 BAS 1993 AOF 1993 CAN 1993													10				35				UST 1997					
Interior Wall	01	MINIMUM 100																											
Interior Floor	03	CONC FINSH 100																											
Ceiling	04	NONE 100																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Plumbing	3	100																											
Frame	05	STEEL 100																											
Story Height	20	100																											
RMS	4	100																											
Stories	1.	1. 100																											
Class	00	. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			9100	UTILITIES																									
MAP NUM			MKT AREA		05																								
NEIGHBORHOOD/LOC			5001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
AOF	350	185	648	13,552																									
BAS	3,400	100	3,400	71,108																									
CAN	1,125	30	338	7,069																									
CAN	1,125	30	338	7,069																									
UST	350	50	175	3,660																									
TOTALS		6,350	4,899	102,459		56905 GRIFFIN RD, CALLAHAN										BLD DATE		12/31/2020		KK		LGL DATE		12/31/2020		KK			
EXTRA FEATURES															XF DATE		12/31/2020		KK		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												
11	0350	CARPORT WD	0	0	32	25	800.00	SF	13.00	13.00	100	1997	1997	3	20	2,080													
12	0090	AUTO DOOR	0	0	0	0	3.00	UT	2,500.00	2,500.00	100	1990	1990	3	20	1,500													
13	0940	SHEDS/PORT	0	0	5	8	40.00	SF	30.00	30.00	100	1997	1997	3	20	240													
14	1090	T SCALE 20	0	0	0	0	1.00	UT	22,000.00	22,000.00	100	1990	1990	3	20	4,400													
15	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	20	700													
16	4950	BOLLARD	0	0	12	6	20.00	UT	100.00	100.00	100	1990	1990	3	100	2,000													
17	4950	BOLLARD	0	0	0	0	25.00	UT	100.00	100.00	100	1990	1990	3	100	2,500													
18	0975	ST LT/ARM	0	0	0	0	10.00	UT	500.00	500.00	100	1990	1990	3	28	1,400													
19	0803	ASPHALT C	0	0	0	0	72,438.00	SF	2.00	2.00	100	2004	2004	3	54	78,233													
20	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2004	2004	3	64	6,477													
LAND DESCRIPTION										TOTAL OB/XF										99,530									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
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FLORIDA POWER & LIGHT CO
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