PT OF SEC 21-2N-25E
IN OR 2550/974

TEN POINT HOLDINGS
56562 GRIFFIN RD
CALLAHAN, FL 32011

2024

21-2N-25-0000-0002-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		2 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

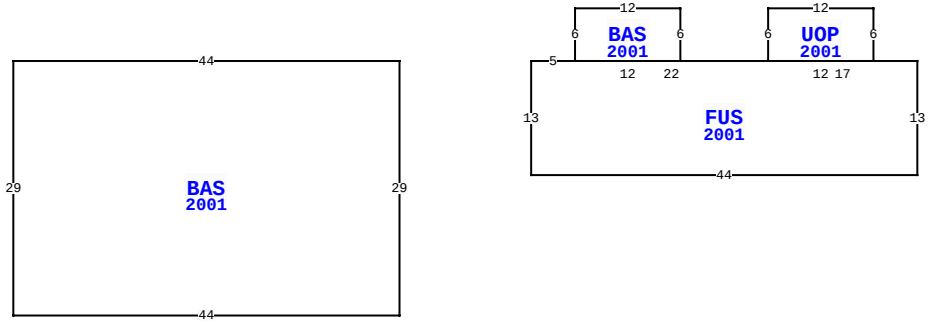
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	72	9,218
BAS	1,276	100	1,276	163,363
FUS	572	100	572	73,232
UOP	72	20	14	1,792
TOTALS	1,992		1,934	247,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,934	111.3280	139.16	269,135	2001	2006	0	0	0	8.00	92.00

1 DUPLEX – 0% - 2023 Heated Area: 1920 HX Base Yr



45221 JONES WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	247,604
TOTAL MARKET OB/XF VALUE	510
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	283,114
SOH/AGL Deduction	0
ASSESSED VALUE	283,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,114
TOTAL JUST VALUE	283,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2550/0974	3/17/2022	WD	Q	I	01	320,000
GRANTOR: BAILEY AARON T & EMIL						
GRANTEE: TEN POINT HOLDINGS						
2550/0972	3/14/2022	WD	U	I	11	100
GRANTOR: CROSBY BRYANT C & DON						
GRANTEE: BAILEY AARON T & EM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W44 S29 E44 N29$ PTR= E15 FUS=[YR=2001] E5 BAS=[YR=2001] N6 E12 S6 W12$ E22 UOP=[YR=2001] N6 E12 S6 W12$ E17 S13 W44 N13 $ W15$.

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	0	0	98.00	SF	6.50	6.50	100	2001	2001	3	80	510	

LAND DESCRIPTION

TOTAL OB/XF 510

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/14/2021 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS