PT OF NW1/4 OF NE1/4 NE OF RD
IN OR 2704/668
EX 2-10 & 2-11

GRIFFIN SCOTT E
54131 BEA ROAD
CALLAHAN, FL 32011

2024

23-2N-23-0000-0002-0010

NASSAU COUNTY PROPERTY

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	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
Quality	03	Quality Level 03

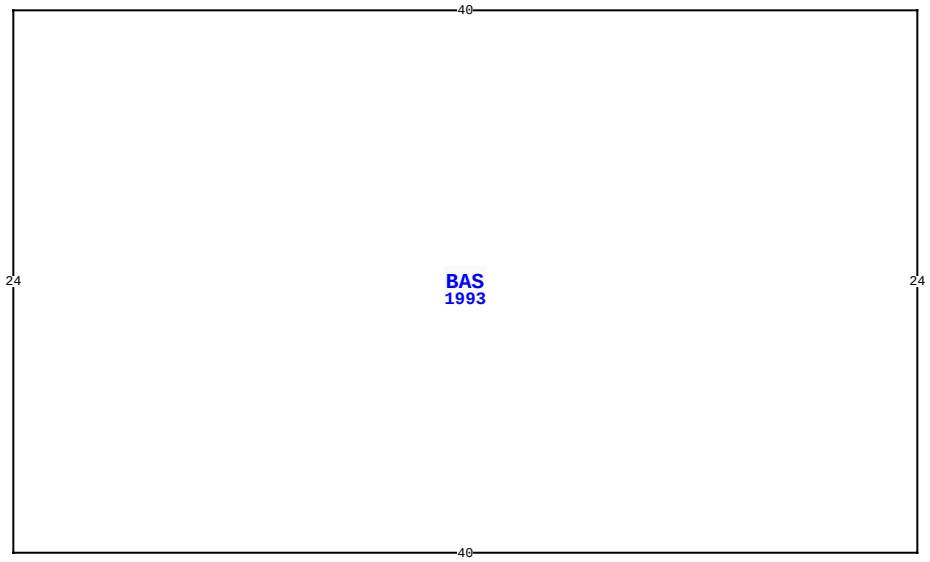
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	38,207
TOTALS	960		960	38,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	123.6000	86.52	83,059	1984	2000	0	0	0	54.00	46.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



4356 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	86,649
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	186,649
SOH/AGL Deduction	72,749
ASSESSED VALUE	113,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,900
TOTAL JUST VALUE	186,649
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145569	CO ISSUED	0	07/31/2014
8158	MH MOVE-ON	400	05/03/1990
8159	MH MOVE-ON	500	05/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/668	3/21/2024	WD	Q	I	01	250,000
GRANTOR: HOWARD JAMES H & DONN						
GRANTEE: GRIFFIN SCOTT E						
1208/1544	2/17/2004	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: HOWARD JAMES & DONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E40 N24$.

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	000102	C	SFR/MH	0	0004	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 04/30/2024 BY WWA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS

PT OF NW1/4 OF NE1/4 NE OF RD
IN OR 2704/668
EX 2-10 & 2-11

GRIFFIN SCOTT E
54131 BEA ROAD
CALLAHAN, FL 32011

2024

23-2N-23-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

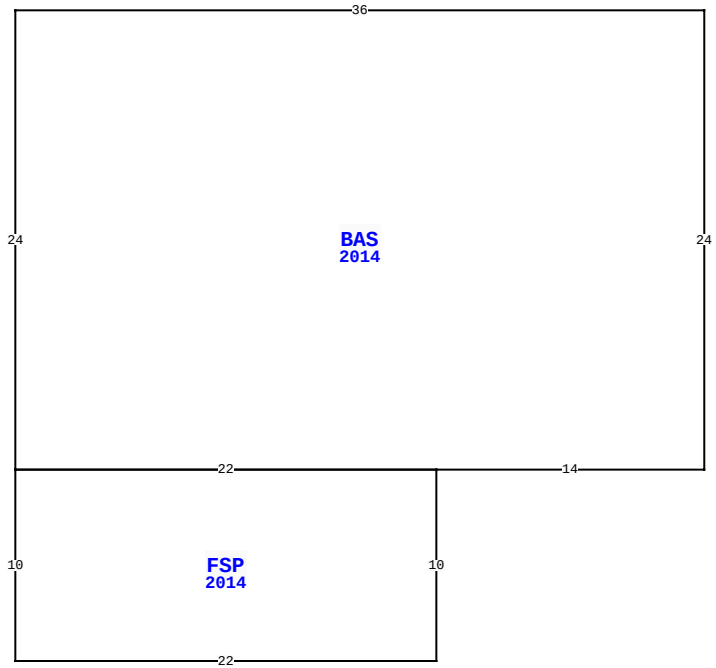
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	42,021
FSP	220	60	132	6,420
TOTALS	1,084		996	48,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	996	115.8000	86.85	86,503	1992	2005	0	0	0	44.00	56.00

2 M/H 94+ – 0% - 0 Heated Area: 864 HX Base Yr



4356 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
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VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
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TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	186,649
SOH/AGL Deduction	72,749
ASSESSED VALUE	113,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,900
TOTAL JUST VALUE	186,649
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/668	3/21/2024	WD	Q	I	01	250,000
GRANTOR: HOWARD JAMES H & DONN						
GRANTEE: GRIFFIN SCOTT E						
1208/1544	2/17/2004	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: HOWARD JAMES & DONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=-4,0] W36 S24 E22 E14 N24 $
FSP=[YR=2014;ORIG=-40,24] E22 S10 W22 N10 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/30/2024 BY WWA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS