

GRANNO DOMINIC & WREN
56025 GRIFFIN RD
CALLAHAN, FL 32011

34-3N-25-0121-0004-0000

[illegible]

LOT 4
MILLS CORNER PBK 8/271
ESMT IN OR 2311/1985

GRANNO DOMINIC & WREN
56025 GRIFFIN RD
CALLAHAN, FL 32011

2024

34-3N-25-0121-0004-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structur	10	STEEL FRME 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	07	NONE 100		
Interior Floo	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		05
NEIGHBORHOOD/LOC	5019.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	14,174
TOTALS	660		660	14,174

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	660	63.2500	22.14	14,612	2020	2020	0	0	3.00	97.00
2 GARAGE RES - 100% - 2021											
Heated Area: 660											
HX Base Yr 2021											
22 30 22 30											
BAS 2020											
56025 GRIFFIN RD, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/19/2023 MLU											

NASSAU COUNTY PROPERTY											4
PAGE 2 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						389,187					
TOTAL MARKET OB/XF VALUE						4,076					
TOTAL LAND VALUE - MARKET						80,000					
TOTAL MARKET VALUE						473,263					
SOH/AGL Deduction						244,184					
ASSESSED VALUE						229,079					
TOTAL EXEMPTION VALUE						HX	HB	VX	55,000		
BASE TAXABLE VALUE						174,079					
TOTAL JUST VALUE						473,263					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						396,769					