



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

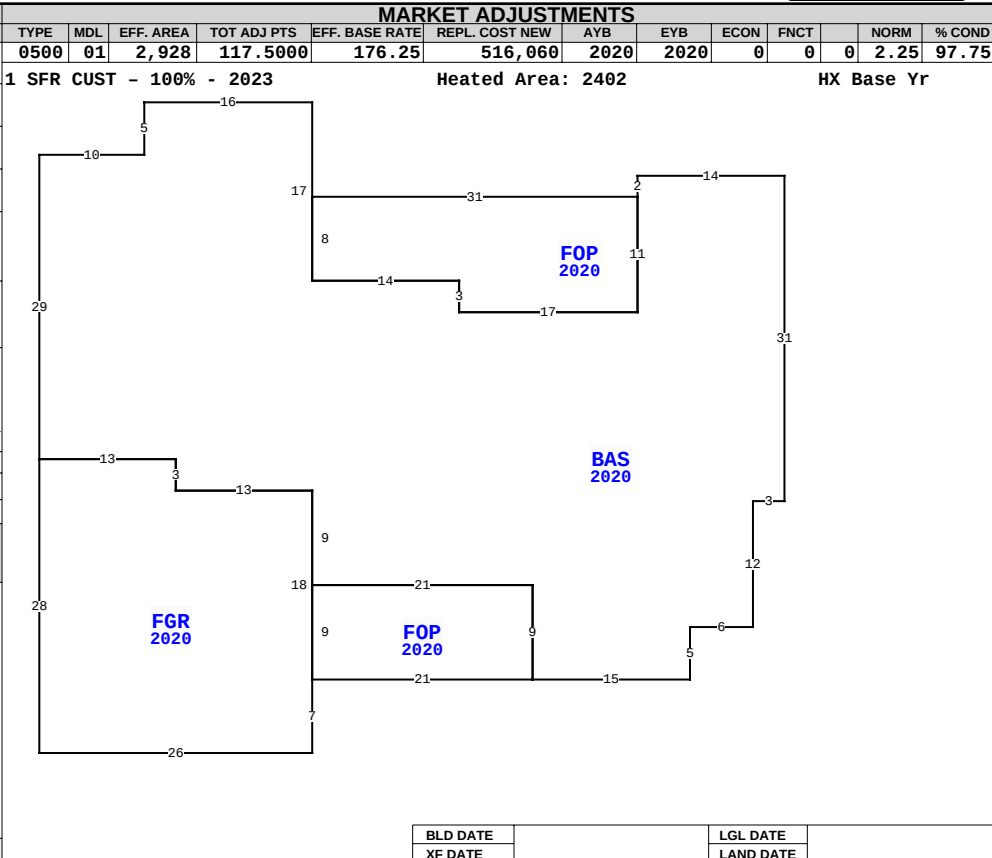
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,402	100	2,402	413,828
FGR	689	55	379	65,296
FOP	189	30	57	9,820
FOP	299	30	90	15,506

TOTALS	3,579		2,928	504,449
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	636.00	SF	6.50	6.50	
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	1,046.00	SF	10.00	10.00	
4	0911	SCRN RM A	0	100	0	0	1,597.00	SF	17.50	17.50	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		OR	0.00	0.00	4.95	AC	



56057 GRIFFIN RD, CALLAHAN

TOTAL OB/XF										76,974		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
OR	0.00	0.00	4.95	AC		1.00	1.00	1.00	18,000.00	18,000.00		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		543,105	
TOTAL MARKET OB/XF VALUE		76,974	
TOTAL LAND VALUE - MARKET		89,100	
TOTAL MARKET VALUE		709,179	
SOH/AGL Deduction		48,954	
ASSESSED VALUE		660,225	
TOTAL EXEMPTION VALUE		13	660,225
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		709,179	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		640,995	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003018	ADDITION	125,748	02/24/2022
20003387	SWIM POOL	31,000	04/20/2020
20001882	CO ISSUED	0	03/02/2020
19005843	NEW CONSTR	339,376	07/01/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2566/1329	5/26/2022	WD	Q	I	01	799,000			
GRANTOR: GREEN DONALD T & MELI									
GRANTEE: NANTZ JACOB & CINDY									
2238/0135	11/09/2018	SW	Q	V	01	70,000			
GRANTOR: RAYDIENT LLC DBA RAYD									
GRANTEE: GREEN DONALD T & ME									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W14 S2 FOP=[YR=2020] W31 S8 E14 S3 E17 N11\$ S11 W17 N3 W14 N17 W16 S5 W10 S29 FGR=[YR=2020] S28 E26 N7 FOP=[YR=2020] E21 N9 W21 S9\$ N18 W13 N3 W13\$ E13 S3 E13 S9 E21 S9 E15 N5 E6 N12 E3 N31\$.											

NANTZ JACOB & CINDY M
56057 GRIFFIN ROAD
CALLAHAN, FL 32011

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