

LOT 9
IN OR 2206/751
MILLS CORNER PBK 8/271

JESSIE DONALD M JR & TONIA J
56065 GRIFFIN ROAD
CALLAHAN, FL 32011

2024

34-3N-25-0121-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

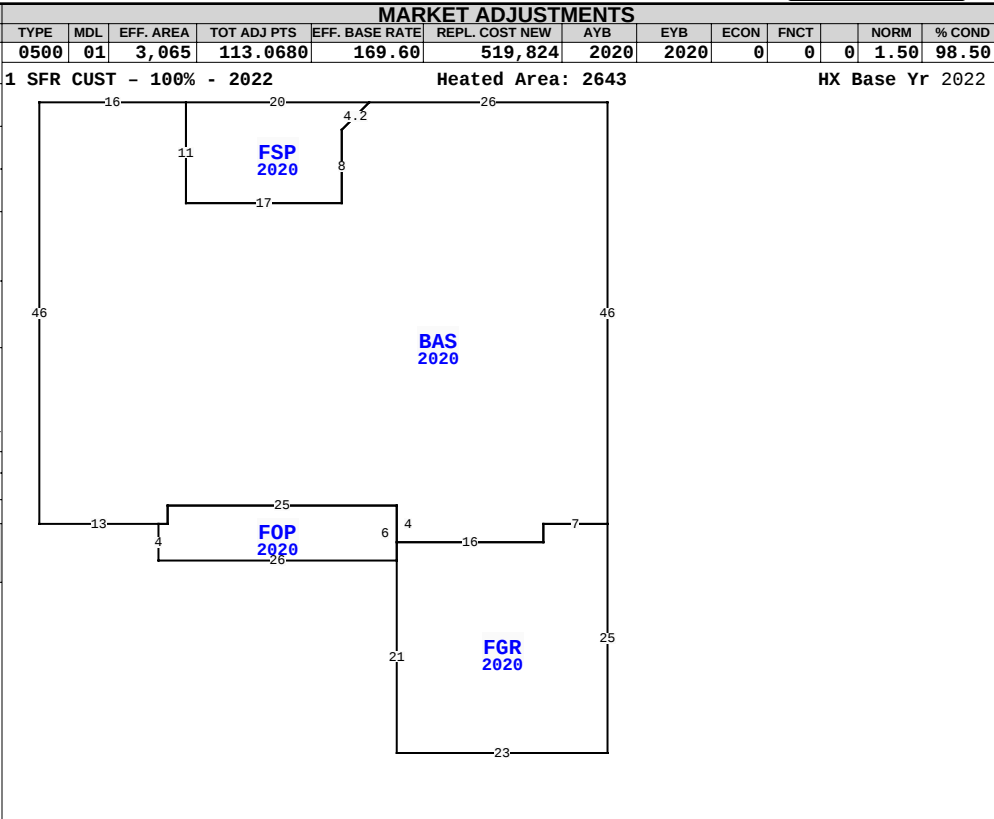
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,643	100	2,643	441,529
FGR	543	55	299	49,949
FOP	154	30	46	7,685
FSP	192	40	77	12,863

TOTALS	3,532		3,065	512,027
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	1,048.00	SF	5.20	
3	0940	SHEDS/PORT	0 100	36	12	432.00	SF	30.00	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0811	CONCRETE B	0 100	0	0	1,048.00	SF	5.20	5.20	100	2020	2020	3	99	5,395	
3	0940	SHEDS/PORT	0 100	36	12	432.00	SF	30.00	30.00	100	2021	2021	3	93	12,053	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	100		OR	0.00	0.00	5.05	AC		1.00	1.00	1.50	16,000.00	24,000.00	121,200		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 4					Tax Dist:					512,027				
BUILDING MARKET VALUE															20,913				
TOTAL MARKET OB/XF VALUE															121,200				
TOTAL LAND VALUE - MARKET															654,140				
TOTAL MARKET VALUE															54,019				
SOH/AGL Deduction															600,121				
ASSESSED VALUE															50,000				
TOTAL EXEMPTION VALUE					HX HB										550,121				
BASE TAXABLE VALUE															654,140				
TOTAL JUST VALUE															0				
NCON VALUE																			
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE															582,642				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006032	CO ISSUED	0	03/05/2020
19003698	NEW CONSTR	352,824	06/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2206/0751	6/26/2018	SW	Q	V	01	80,000	
GRANTOR: RAYDIENT LLC							
GRANTEE: JESSIE DONALD M JR							

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2020] W26 FSP=[YR=2020] W20 S11 E17 N8 U3 R3 \$ L3 D3 S8 W17 N11 W16 S46 E13 FOP=[YR=2020] S4 E26 FGR=[YR=2020] S21 E23 N25 W7 S2 W16 S2\$ N6 W25 S2 W1\$ E1 N2 E25 S4 E16 N2 E7 N46\$.