

LOT 2  
OLD MILL OR 2351/678  
ESMT IN OR 2525-431

LAND EDGAR LEE & ERIN DEMAREST  
56240 GRIFFIN RD  
CALLAHAN, FL 32011

2024

35-3N-25-1815-0002-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 31  | HARDIE BRD 100 |
| Roof Structur            | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 13  | LVT/LAMMT 100  |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 5   | 100            |
| Bathrooms                | 3.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 2.  | 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 | 5001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,651            | 100         | 2,651        | 397,252              |
| FGR       | 693              | 55          | 381          | 57,093               |
| FOP       | 102              | 30          | 31           | 4,645                |
| FOP       | 198              | 30          | 59           | 8,841                |
| FUS       | 404              | 100         | 404          | 60,539               |
| STR       | 49               | 10          | 5            | 749                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 4,097 |  | 3,531 | 529,120 |
|--------|-------|--|-------|---------|

| 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 | 1,702.00 | SF | 6.50     | 6.50           |       |
| 2              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 440.00   | SF | 85.00    | 85.00          |       |
| 3              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 1,055.00 | SF | 10.00    | 10.00          |       |
| 4              | 0462       | ST/AL FNC   | 0   | 100 | 0 | 0 | 456.00   | SF | 10.00    | 10.00          |       |
| 5              | 0463       | FENCE GATE  | 0   | 100 | 0 | 0 | 2.00     | UT | 300.00   | 300.00         |       |
| 6              | 0504       | FP-ELECTRI  | 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 | D T |
| 1                | 000115   | C   | SFR ACRES            | 100 |     | OR       | 0.00  | 0.00  | 7.80        | AC        |     |

| MARKET ADJUSTMENTS               |     |           |             |                |                |      |      |      |      |      |        |
|----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                             | 01  | 3,531     | 99.9000     | 149.85         | 529,120        | 2022 | 2022 | 0    | 0    | 0.00 | 100.00 |
| 1 SFR CUST - 100% - 2023         |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 3055                |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2023                  |     |           |             |                |                |      |      |      |      |      |        |
|                                  |     |           |             |                |                |      |      |      |      |      |        |
| 56240 GRIFFIN RD, CALLAHAN       |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE<br>XF DATE<br>INC DATE  |     |           |             |                |                |      |      |      |      |      |        |
| LGL DATE<br>LAND DATE<br>AG DATE |     |           |             |                |                |      |      |      |      |      |        |
| 05/19/2023 MLU                   |     |           |             |                |                |      |      |      |      |      |        |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 529,120   |             |
| TOTAL MARKET OB/XF VALUE  |  | 65,328    |             |
| TOTAL LAND VALUE - MARKET |  | 140,400   |             |
| TOTAL MARKET VALUE        |  | 734,848   |             |
| SOH/AGL Deduction         |  | 126,470   |             |
| ASSESSED VALUE            |  | 608,378   |             |
| TOTAL EXEMPTION VALUE     |  | 50,000    |             |
| BASE TAXABLE VALUE        |  | 558,378   |             |
| TOTAL JUST VALUE          |  | 734,848   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 609,856   |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22008150   | CO ISSUED   | 0       | 09/14/2022 |
| 22008150   | NEW CONSTR  | 390,092 | 05/25/2022 |
| 21017129   | SWIM POOL   | 68,337  | 12/10/2021 |

| SALES DATA                   |            |           |     |     |        |
|------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2417/0203                    | 12/15/2020 | SW        | Q   | I   | 01     |
| GRANTOR: RAYDIENT LLC        |            |           |     |     |        |
| GRANTEE: LAND EDGAR LEE & ER |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=2022] W23 FOP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N12W14 N6 W16 S31 D1 L1 FGR=[YR=2022] D16 L20 D21 R16 U17 R20 U11 L8 U2 R2 U3 L3 D2 L2 U6 L5 \$ D6 R5 U2 R2 D3 R3 L2 D2 R8 D11 U3 R3 E1 FOP=[YR=2022] S6 E17 N6 W17\$ E17 S8 E12 N13 E11 N11 E12 N26\$ PTR= E15 FUS=[YR=2022] E27 S3 STR=[YR=2022] E5 S10 W4 N7 W3 N3 E2\$ W2 S3 E3 S8 W7 S3 W4 N3 W7 S3 W4 N3 W6 N14\$ W15\$. |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| 65,328      |          |     |                      |     |     |          |       |       |             |           |     |
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