PT C GRIFFITH GRANT SEC'S 36 &
39-2N-25E & PT GEO ATKINSON
GRANT SEC 40-2N-25E & PT GOVT

GRIFFIN ANDREW & CHERREE
56209 GRIFFIN FARMS RD
CALLAHAN, FL 32011

2024

36-2N-25-0000-0001-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

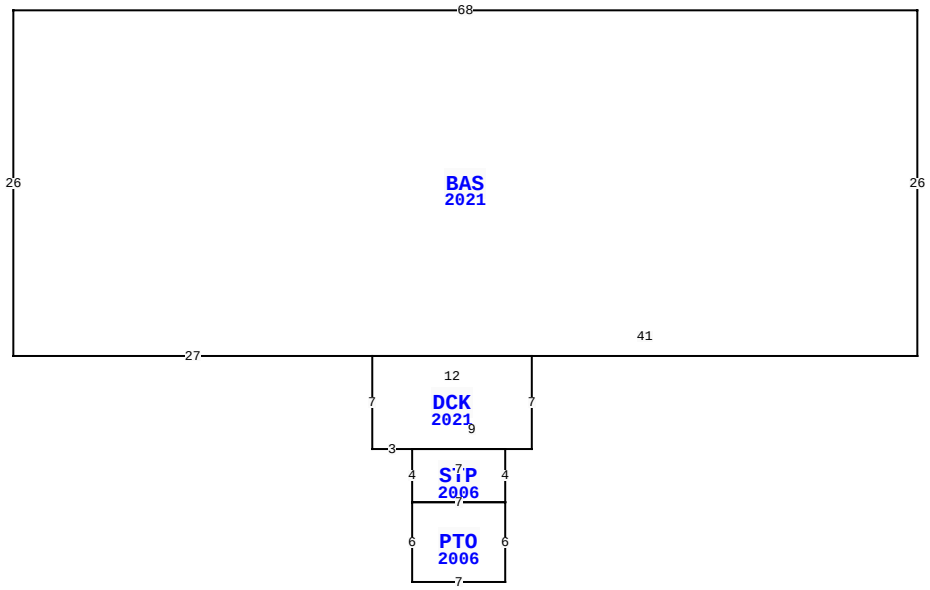
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1,768	166,680
DCK	84	15	13	1,226
PTO	42	5	2	188
STP	28	10	3	283
TOTALS	1,922		1,786	168,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,786	128.2600	96.20	171,813	2021	2021	0	0	0	2.00	98.00

1 M/H 94+ – 0% - 0 Heated Area: 1768 HX Base Yr



56001 CHARLIES WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	168,377
TOTAL MARKET OB/XF VALUE	7,333
TOTAL LAND VALUE - MARKET	146,925
TOTAL MARKET VALUE	322,635
SOH/AGL Deduction	147,896
ASSESSED VALUE	174,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,739
TOTAL JUST VALUE	322,635
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013115	CO ISSUED	0	06/04/2021
20013115	MH MOVE-ON	0	01/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2286/0129	6/28/2019	WD	U	I	30	38,000
GRANTOR: GRIFFIN FRANCIS M						
GRANTEE: GRIFFIN ANDREW & CH						
1899/0128	1/13/2014	SW	U	I	12	46,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: GRIFFIN FRANCIS M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W68 S26 E27 DCK=[YR=2021] S7 E3 STP=[YR=2006] S4PTO=[YR=2006] S6 E7 N6 W7$ E7 N4 W7$E9 N7 W12$ E41 N26$.

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
1	0811	CONCRETE B	0	0	50	20	1,000.00	SF	5.20	5.20	100	1992	1992	3	64	3,328	
2	0811	CONCRETE B	0	0	0	0	778.00	SF	5.20	5.20	100	2021	2021	3	99	4,005	

LAND DESCRIPTION

TOTAL OB/XF 7,333

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	4.05	AC		1.00	1.00	1.00	35,000.00	35,000.00	141,750							
2	009630	C	SWAMP	0		OR	0.00	0.00	10.35	AC		1.00	1.00	1.00	500.00	500.00	5,175							

REVIEW DATE 12/09/2021 BY KB Total Acres: 14.40 Total Land Value: 146,925 Market: 0 Agricultural: 0 Common: 146,925 PRINTED 08/06/2024 BY SYS