

GRIFFIS & GRIFFIS FAMILY LLC
55318 PITTMAN RD
CALLAHAN, FL 32011

37-3N-24-2710-0022-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 50MOD METAL 5003GABLE/HIP 100ROLL COMP 5012MODULAR MT 5004PLYWOOD 10014CARPET 9008SHT VINYL 1004CENTRAL 100AIR DUCTED 1002 1001 100WOOD FRAME 1001. 1. 1000 100DIST 01 10004Quality Level 040200MOBILE HOME09MAP NUMMKT AREA9001.00BAS72810072826,664BAS2311002318,460BAS2641002649,669FSP15660943,443TOTALS1,3791,31748,236EXTRA FEATURES36154 HOLIDAY DR, CALLAHAN

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB1999EYBECONFNCTNORM% COND0820021,317118.910083.24109,627199019990056.0044.00Heated Area: 1223HX Base YrBAS2005BAS1993FSP2005BAS2005BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE06/13/2023MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 14VALUATION SUMMARYVALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE48,236TOTAL MARKET OB/XF VALUE4,153TOTAL LAND VALUE - MARKET49,800TOTAL MARKET VALUE102,189SOH/AGL Deduction8,578ASSESSED VALUE93,611TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE93,611TOTAL JUST VALUE102,189NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE104,397SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSNCD SALE PRICE1692/003711/30/2009QCUII11100GRANTOR: WILLIAMS LOUISEGRANTEE: GRIFFIS & GRIFFIS F1650/100211/30/2009QCUII30100GRANTOR: WILLIAMS LOUISEGRANTEE: GRIFFIS & GRIFFIS LBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W31BAS=[YR=2005] N11W21S11E21SW21S14E15FSP=[YR=2005] S12E13N12 W13\$E13BAS=[YR=2005] S12E22N12W22\$ E24N14\$.LAND DESCRIPTIONTOTAL OB/XF4,153LNUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000102CSFR/MH00006OR0.000.001.66AC1.001.001.0030,000.0030,000.0049,800REVIEW DATE05/02/2022BYTWA Total Acres: 1.66Total Land Value: 49,800Market: 0Agricultural: 0Common: 49,800PRINTED 08/06/2024 BY SYS