

IN OR 442 PG 360 (1-2)
OR 507 PB 562 (1-3)
IN OR 2433/843

GRIFFIN FRANCIS MATTHEW JR/GRIFFIN ANDREW CAVE
56082 GRIFFIN FARM RD
CALLAHAN, FL 32011

2024

48-3N-25-0000-0001-0020



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		15	CONC BLOCK 100	
Roof Structur		03	GABLE/HIP 100	
Roof Cover		01	MINIMUM 100	
Interior Wall		05	DRYWALL 100	
Interior Floo		14	CARPET 60	
Interior Floo		08	SHT VINYL 40	
Air Condition		01	NONE 100	
Heating Type		03	FORCED AIR 100	
Bedrooms		02	3 100	
Bathrooms			1 100	
Frame		02	WOOD FRAME 100	
Common Wall		1.	20 100	
Stories			1. 100	
Units			0 100	
BUD8 Adjustme		04	DIST 01 100	
Occupancy		00	NONE 100	
Quality		03	Quality Level 03	
DOR CODE		5000	IMPROVED AG	
MAP NUM			MKT AREA	05
NEIGHBORHOOD/LOC		5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	62,511
UOP	135	20	27	1,608
UST	810	45	364	21,671
TOTALS	1,995		1,441	85,788

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0381	COOLER	0	0	30	32	960.00	SF	82.50	82.50	100	1970
2	0681	POLE SHED	0	0	80	17	1,360.00	SF	15.00	15.00	100	1960
3	2701	QUONSET GD	0	0	68	38	2,584.00	SF	15.00	15.00	100	1997
4	0383	FREEZER	0	0	42	17	714.00	SF	105.00	105.00	100	2005
5	0811	CONCRETE B	0	0	0	0	585.00	SF	5.20	5.20	100	1970
6	0351	CARPORT MT	0	0	0	0	2,300.00	SF	10.00	10.00	100	2010
7	0681	POLE SHED	0	0	0	0	2,584.00	SF	15.00	15.00	100	2011

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	14.69	AC		1.00
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	14.69	AC		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,441	86.7360	82.40	118,738	1970	1970	0	0	0	27.75	72.25
1 SINGLE FAM - 0% - 0												
Heated Area: 1050												
HX Base Yr												
UST 1993 BAS 1993 UOP 2007												
56340 GRIFFIN FARM RD, CALLAHAN												
				BLD DATE						LGL DATE		
				XF DATE						LAND DATE		
								AG DATE				
										05/19/2023		
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	0381	COOLER	0	0	30	32	960.00	SF	82.50	82.50	100	1970	1970	3	20	15,840	
2	0681	POLE SHED	0	0	80	17	1,360.00	SF	15.00	15.00	100	1960	1960	3	20	4,080	
3	2701	QUONSET GD	0	0	68	38	2,584.00	SF	15.00	15.00	100	1997	1997	3	40	15,504	
4	0383	FREEZER	0	0	42	17	714.00	SF	105.00	105.00	100	2005	2005	3	56	41,983	
5	0811	CONCRETE B	0	0	0	0	585.00	SF	5.20	5.20	100	1970	1970	3	21	639	
6	0351	CARPORT MT	0	0	0	0	2,300.00	SF	10.00	10.00	100	2010	2010	3	45	10,350	
7	0681	POLE SHED	0	0	0	0	2,584.00	SF	15.00	15.00	100	2011	2011	3	64	24,806	

TOTAL OB/XF												
113,202												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	14.69	AC		1.00
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	14.69	AC		1.00

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 4							Tax Dist:					
BUILDING MARKET VALUE							181,524					
TOTAL MARKET OB/XF VALUE							113,202					
TOTAL LAND VALUE - MARKET							255,350					
TOTAL MARKET VALUE							335,161					
SOH/AGL Deduction							8,691					
ASSESSED VALUE							326,470					
TOTAL EXEMPTION VALUE							0					
BASE TAXABLE VALUE							326,470					
TOTAL JUST VALUE							550,076					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							555,271					
PERMIT NUM				DESCRIPTION				AMT			ISSUED	
B23211				XF0B				0			01/01/2010	
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2433/0843		2/11/2021		FJ	U	I	11	100				
GRANTOR:GRIFFIN FRANCIS MATHE												
GRANTEE: GRIFFIN FRANCIS MAT												
2430/0991		2/02/2021		FJ	U	I	11	100				
GRANTOR:GRIFFIN FRANCIS MATHE												
GRANTEE: GRIFFIN FRANCIS MAT												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993] W35 UST=[YR=1993] W27 S30 E27 N30 \$ S30 E5 UOP=[YR=2007] S9 E15 N9 W15 \$ E30 N30 \$.												

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