LOT 201
PT OR 453/424
NASSAU OAKS 3 UNR

RINER GUY W JR & DELORES J
56336 GRIFFIN ROAD
CALLAHAN, FL 32011

2024

48-3N-25-4197-0201-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

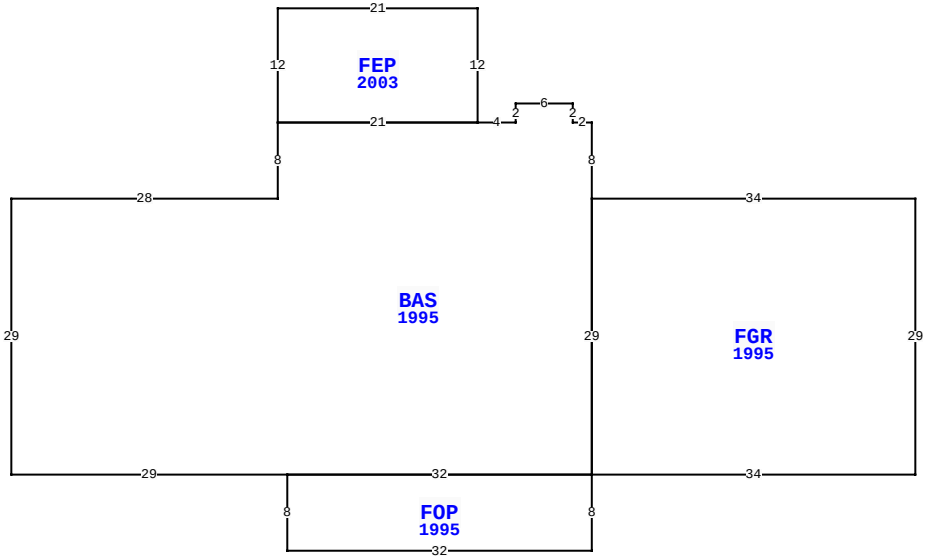
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,045	100	2,045	163,200
FEP	252	80	202	16,121
FGR	986	55	542	43,253
FOP	256	30	77	6,145
TOTALS	3,539		2,866	228,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,866	101.5200	96.44	276,397	1995	2000	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 0 Heated Area: 2045 HX Base Yr



56336 GRIFFIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		314,375
TOTAL MARKET OB/XF VALUE		5,227
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		364,602
SOH/AGL Deduction		160,626
ASSESSED VALUE		203,976
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,976
TOTAL JUST VALUE		364,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,519

MOM'S DW/MH ON LOT 205 (56039 PHOENIX CT)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429585	ADDITION	76,641	11/01/2014
B941203	NEW CONSTR	85,000	10/01/1994
P94612	NEW CONSTR	0	10/01/1994
4035	N/A	9,280	04/21/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0453/0424	5/01/1985	MS	U	V		19,000
GRANTOR:						
GRANTEE:						
0280/0464	12/01/1978	WD	Q	V		8,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W34 BAS=[YR=1995] N8 W2 N2 W6 S2 W4
FEP=[YR=2003] N12 W21 S12 E21 $ W21 S8 W28 S29 E29
FOP=[YR=1995] S8 E32 N8 W32 $ E32 N29 $ S29 E34 N29 $.

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	0810	CONCRETE A	0	100	0	0	380.00	SF	6.50	6.50	100	1995	1995	3	70	1,729	
2	0812	CONCRETE C	0	100	0	0	1,088.00	SF	4.00	4.00	100	1986	1986	3	49.5	2,154	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2015	2015	3	70	1,344	

LAND DESCRIPTION

TOTAL OB/XF 5,227

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	000100	C	SFR	100	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS

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Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

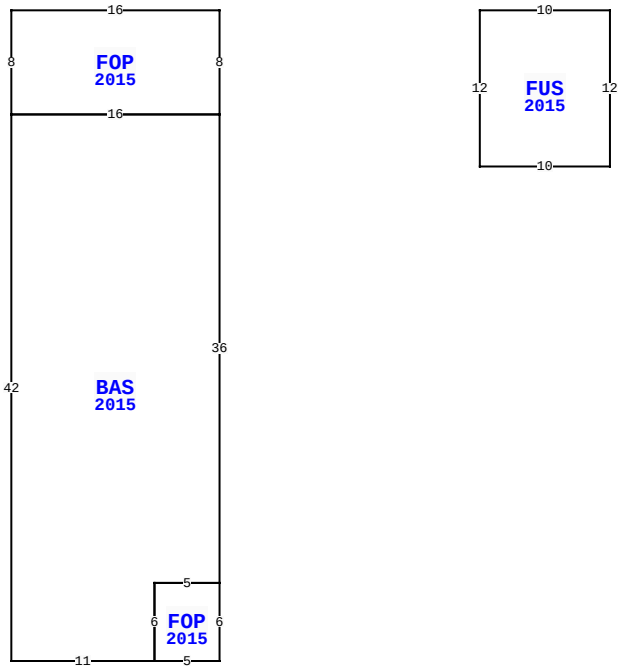
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	642	100	642	67,975
FOP	30	30	9	952
FOP	128	30	38	4,023
FUS	120	100	120	12,705
TOTALS	920		809	85,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	809	115.5000	109.72	88,763	2015	2015	0	0	0	3.50	96.50

2 SINGLE FAM – 100% - 0 Heated Area: 762 HX Base Yr



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GRANTEE:						
0280/0464	12/01/1978	WD	Q	V		8,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W16 S8 BAS=[YR=2015] S42 E11 FOP=[YR=2015] E5 N6 W5 S6$ N6 E5 N36 W16$ E16 N8$ PTR=E20 FUS=[YR=2015] E10 S12 W10 N12$ W20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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