



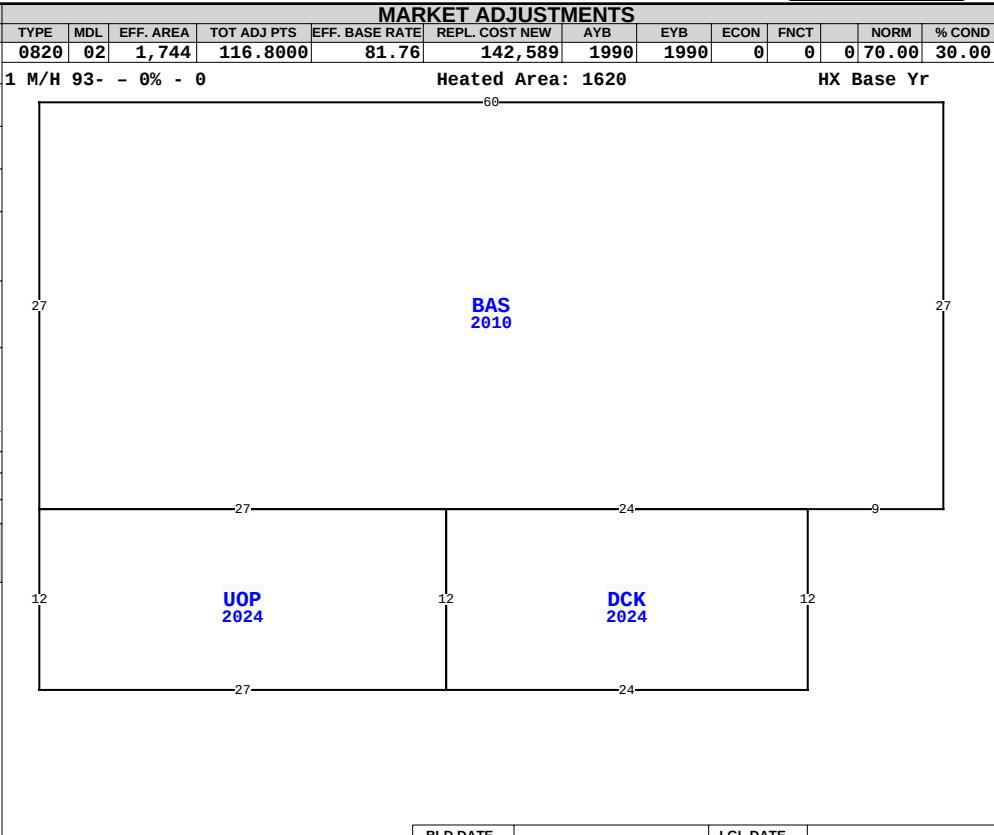
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

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	1,620	100	1,620	39,735
DCK	288	15	43	1,055
UOP	324	25	81	1,987

TOTALS	2,232		1,744	42,777
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1243	WD DECK F	0	0	8	12	96.00	SF	8.00		



56082 GRIFFIN FARM RD, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1243	WD DECK F	0	0	8	12	96.00	SF	8.00		100	2002	2002	3	20	154	

LAND DESCRIPTION										TOTAL OB/XF							154	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00		
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	25.88	AC		1.00	1.00	1.00	555.00	555.00		
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	25.88	AC		1.00	1.00	1.00	14,000.00	14,000.00	3	

NASSAU COUNTY PROPERTY												PAGE 1 of 1											
VALUATION SUMMARY												4											
VALUATION BY												STANDARD											
Tax Group: 4												Tax Dist:											
BUILDING MARKET VALUE												42,777											
TOTAL MARKET OB/XF VALUE												154											
TOTAL LAND VALUE - MARKET												397,320											
TOTAL MARKET VALUE												92,294											
SOH/AGL Deduction												8,488											
ASSESSED VALUE												83,806											
TOTAL EXEMPTION VALUE												0											
BASE TAXABLE VALUE												83,806											
TOTAL JUST VALUE												440,251											
NCON VALUE												0											
INCOME VALUE												0											
PREVIOUS YEAR MKT VALUE												434,378											

1997 HOMES OF MERIT- EXPIRED 2014 DECALS _ OWNERS			
DW/MH/ID: FLHML2P79016843(A/B)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5296	CO ISSUED	0	08/01/2010
P14399	NEW CONSTR	0	08/01/2010
E22522	ELEC OTHER	0	03/01/2010
MH01	MH MOVE-ON	0	01/01/2001
MH003106	MH MOVE-ON	0	05/01/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2399/0115	10/05/2020	PR	U	I	19	100			
GRANTOR: GRIFFIN FRANCIS M JR									
GRANTEE: GRIFFIN FRANCIS M J									
0586/0597	12/19/1989	QC	U	V	07	100			
GRANTOR: GRIFFIN LINDA S									
GRANTEE: GRIFFIN FRANCIS M									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2010;ORIG=0,0] W60 S27 E27 E24 E9 N27 \$											
UOP=[YR=2024;ORIG=-60,27] E27 S12 W27 N12 \$											
DCK=[YR=2024;ORIG=-33,27] E24 S12 W24 N12 \$											