LOT 1
IN OR 2238/40
HEARTWOOD FARMS PBK 8/313

POWELL DAN & REGINA A
56502 GRIFFIN RD
CALLAHAN, FL 32011

2025

01-2N-25-1001-0001-0000

BUILDING CHARACTERISTICS

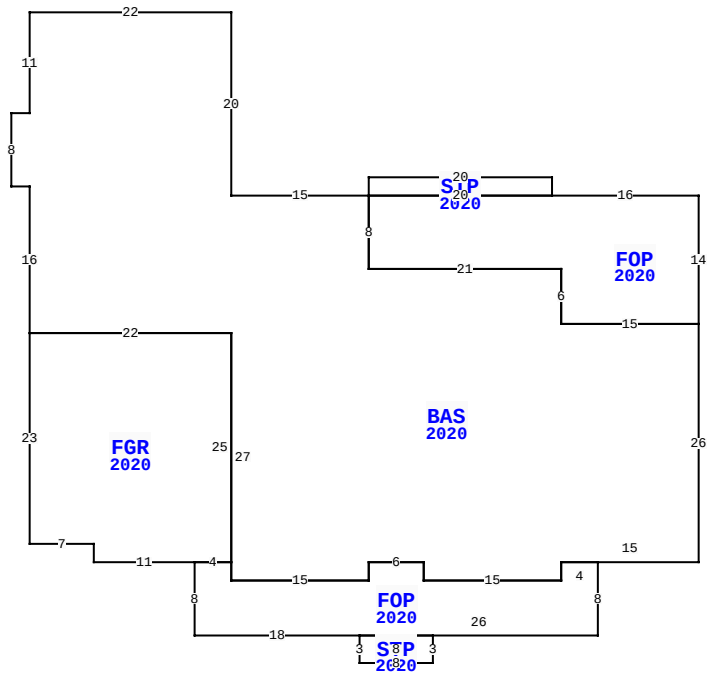
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,508	100	2020	2,508	405,103
FGR	536	55	2020	295	47,649
FOP	292	30	2020	88	14,214
FOP	378	30	2020	113	18,252
STP	24	10	2020	2	323
STP	40	10	2020	4	646
TOTALS	3,778			3,010	486,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,010	105.3906	166.52	501,225	2020	2020	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2021 Heated Area: 2508 HX Base Yr 2021



56502 GRIFFIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	02/26/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		486,188
TOTAL MARKET OB/XF VALUE		7,363
TOTAL LAND VALUE - MARKET		268,800
TOTAL MARKET VALUE		582,651
SOH/AGL Deduction		334,925
ASSESSED VALUE		247,726
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,004
TOTAL JUST VALUE		762,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		694,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011263	CO ISSUED	0	07/27/2020
20002903	XFOB	0	04/02/2020
19011263	NEW CONSTR	348,009	10/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2238/0040	11/13/2018	SW	Q	V	02	105,400

GRANTOR: RAYDIENT LLC DBA RAYD

GRANTEE: POWELL DAN & REGINA

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W16 STP=[YR=2020] N2 W20 S2 E20$W20 BAS=[YR=2020] W15 N20 W22 S11 W2 S8 E2 S16 FGR=[YR=2020] S23 E7 S2 E11 FOP=[YR=2020] S8 E18 STP=[YR=2020] S3 E8 N3 W8$ E26 N8 W4 S2 W15 N2 W6 S2 W15 N2 W4$ E4 N25 W22$ E22 S27 E15 N2 E6 S2 E15 N2 E15 N26 W15 N6 W21 N8$ S8 E21 S6 E15 N14$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0810	CONCRETE A	0	100	0	0	612.00	SF	6.50	6.50	100	2020	2020	3	98	3,898	

LAND DESCRIPTION

TOTAL OB/XF 7,363

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.84	AC		1.00	1.00	1.00	45,000.00	45,000.00	82,800							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	525.00	525.00	6,300							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	186,000							

REVIEW DATE 02/26/2025 BY TWA Total Acres: 13.84 Total Land Value: 89,100 Market: 186,000 Agricultural: 6,300 Common: 82,800 PRINTED 07/30/2025 BY SYS