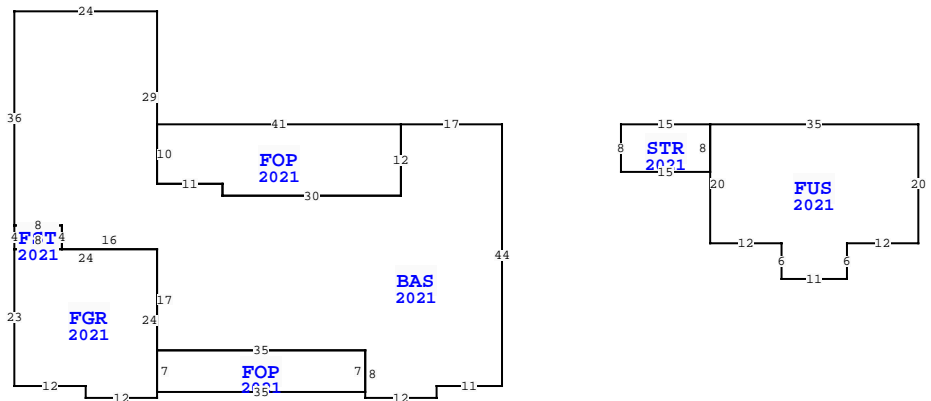


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	1	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	SFR CUST	- 0%	- 0		Heated Area: 3590		HX Base Yr							



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
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	2,824	100	2021	2,824	435,628
FGR	576	55	2021	317	48,900
FOP	245	30	2021	74	11,415
FOP	470	30	2021	141	21,750
FST	32	55	2021	18	2,777
FUS	766	100	2021	766	118,162
STR	120	10	2021	12	1,851
TOTALS	5,033			4,152	640,484

NASSAU COUNTY PROPERTY			PAGE 1 of 4	6
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE		762,587		
TOTAL MARKET OB/XF VALUE		24,906		
TOTAL LAND VALUE - MARKET		262,305		
TOTAL MARKET VALUE		1,049,798		
SOH/AGL Deduction		183,491		
ASSESSED VALUE		866,307		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		866,307		
TOTAL JUST VALUE		1,049,798		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		1,007,053		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25002112	INGROUND POOL	106,481	02/27/2025
20013095	CO ISSUED	0	10/04/2021
21004807	XFOB	61,536	04/19/2021
20013095	NEW CONSTR	488,703	12/31/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2690/1424	12/27/2023	WD	U	I	11	100

GRANTOR: FANNIN KENT W & LITA  
GRANTEE: FANNIN KENT & LITA  
2306/1109 9/18/2019 SW Q V 01 155,000  
GRANTOR: RAYDIENT LLC D/B/A  
GRANTEE: FANNIN KENT W & LIT

EXTRA FEATURES														56542 GRIFFIN RD, CALLAHAN			
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0812	CONCRETE C	0	0	0	0	2,384.00	SF	4.00	4.00	100	2021	2021	3	99	9,441	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2021		100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2021		100	6,000	

BUILDING NOTES				
BLD DATE				
XF DATE				
INC DATE				
LGL DATE				
LAND DATE				
AG DATE				
05/09/2025 MLU				

BUILDING DIMENSIONS									
BAS=[YR=2021] W17 FOP=[YR=2021] W41 S10 E11 S2 E30 N12\$ S12 W30 N2 W11 N29 W24 S36 FST=[YR=2021] S4 FGR=[YR=2021] S23 E12 S2E12 N1 FOP=[YR=2021] E35 N7 W35 S7\$ N24 W24 \$ E8 N4 W8\$ E8 S4 E16 S17 E35 S8 E12 N2E11 N44\$ PTR=E20 STR=[YR=2021] E15 FUS=[YR=2021] E35 S20 W12 S6 W11 N6 W12 N20\$ S8 W15 N8\$ W20\$.									

LAND DESCRIPTION										TOTAL OB/XF										24,906				
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	009900	C	ACREAGE NON-	0		OR	0.00	0.00	20.10	AC		1.00	1.00	0.90	14,500.00	13,050.00	262,305							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC		8031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,400	100	2021
FCP	640	25	2021
TOTALS	3,040		
			2,560
			50,707

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2													
2 GARAGE RES - 0% - 0				Heated Area: 2400				HX Base Yr					
BLD DATE: _____ LGL DATE: _____ XF DATE: _____ LAND DATE: 05/09/2025 MLU INC DATE: _____ AG DATE: _____													

NASSAU COUNTY PROPERTY				PAGE 2 of 4	6	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6				Tax Dist:		
BUILDING MARKET VALUE				762,587		
TOTAL MARKET OB/XF VALUE				24,906		
TOTAL LAND VALUE - MARKET				262,305		
TOTAL MARKET VALUE				1,049,798		
SOH/AGL Deduction				183,491		
ASSESSED VALUE				866,307		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				866,307		
TOTAL JUST VALUE				1,049,798		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,007,053		
PERMIT NUM				DESCRIPTION	AMT	ISSUED
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/1424	12/27/2023	WD	U	I	11	100
GRANTOR: FANNIN KENT W & LITA						
GRANTEE: FANNIN KENT & LITA						
2306/1109	9/18/2019	SW	Q	V	01	155,000
GRANTOR: RAYDIENT LLC D/B/A						
GRANTEE: FANNIN KENT W & LIT						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2021] W40 S60 FCP=[YR=2021] S16 E40 N16 W40\$E40 N60\$.						

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
56542 GRIFFIN RD, CALLAHAN																
TOTAL OB/XF 0																

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	08	ENG SPLIT	100
Heating Type	03	FORCED AIR	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		1	100
Occupancy	00	NONE	100
Quality		06	Quality Level 06
DOR CODE		0100	SINGLE FAMILY
MAP NUM			MKT AREA 08
NEIGHBORHOOD/LOC		8031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	289	100	2021
FOP	136	30	2021
TOTALS	425		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
3	ACCESORY U	- 0%	- 0																					
Heated Area: 289				HX Base Yr																				
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/09/2025</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/09/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
				05/09/2025	MLU																			

NASSAU COUNTY PROPERTY		PAGE 3 of 4	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		762,587	
TOTAL MARKET OB/XF VALUE		24,906	
TOTAL LAND VALUE - MARKET		262,305	
TOTAL MARKET VALUE		1,049,798	
SOH/AGL Deduction		183,491	
ASSESSED VALUE		866,307	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		866,307	
TOTAL JUST VALUE		1,049,798	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,007,053	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/1424	12/27/2023	WD	U	I	11	100
GRANTOR: FANNIN KENT W & LITA						
GRANTEE: FANNIN KENT & LITA						
2306/1109	9/18/2019	SW	Q	V	01	155,000
GRANTOR: RAYDIENT LLC D/B/A						
GRANTEE: FANNIN KENT W & LIT						

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
56542 GRIFFIN RD, CALLAHAN																
TOTALS 0																

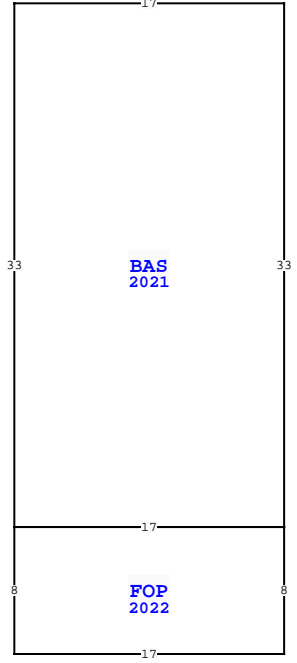
BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2021;ORIG=0,0] W17 S17 E17 N17 \$												
FOP=[YR=2021;ORIG=-17,17] S8 E17 N8 W17 \$												

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	08	ENG SPLIT	100
Heating Type	03	FORCED AIR	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		1	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC		8031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	561	100	2021
FOP	136	30	2022
TOTALS	697		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4	ACCESSORY U	- 0%	- 0									Heated Area: 561	HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 4 of 4	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			762,587
TOTAL MARKET OB/XF VALUE			24,906
TOTAL LAND VALUE - MARKET			262,305
TOTAL MARKET VALUE			1,049,798
SOH/AGL Deduction			183,491
ASSESSED VALUE			866,307
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			866,307
TOTAL JUST VALUE			1,049,798
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,007,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/1424	12/27/2023	WD	U	I	11	100
GRANTOR: FANNIN KENT W & LITA						
GRANTEE: FANNIN KENT & LITA						
2306/1109	9/18/2019	SW	Q	V	01	155,000
GRANTOR: RAYDIENT LLC D/B/A						
GRANTEE: FANNIN KENT W & LIT						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021;ORIG=0,0] W17 S33 E17 N33 \$	
FOP=[YR=2022;ORIG=-17,33] S8 E17 N8 W17 \$	

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