LOT 4
HEARTWOOD FARMS PBK 8/313

MAXWELL KYLE & GENEVA
56562 GRIFFIN ROAD
CALLAHAN, FL 32011

2025

01-2N-25-1001-0004-0000

BUILDING CHARACTERISTICS

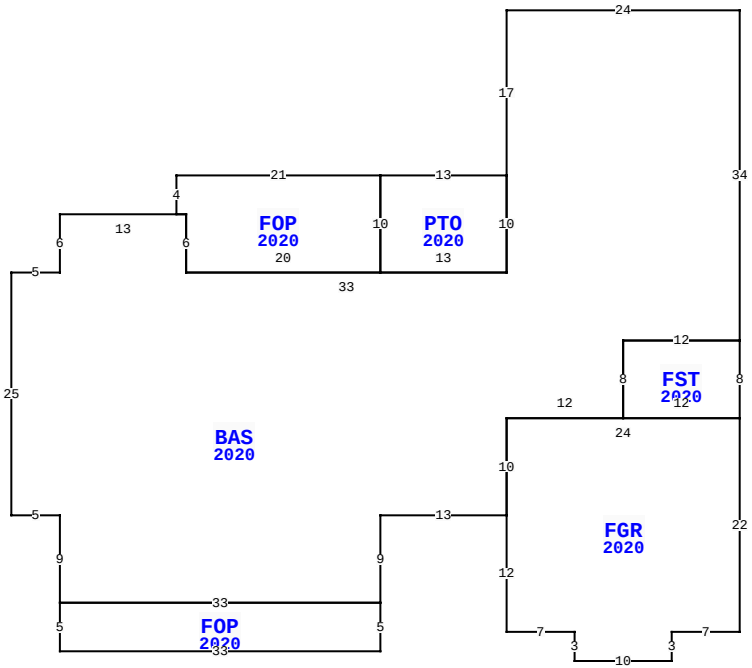
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	2,562	100	2020	2,562	380,748
FGR	558	55	2020	307	45,624
FOP	165	30	2020	50	7,431
FOP	204	30	2020	61	9,066
FST	96	55	2020	53	7,876
PTO	130	5	2020	6	891
TOTALS	3,715			3,039	451,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,039	96.9680	153.21	465,605	2020	2020	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2021 Heated Area: 2562 HX Base Yr 2021



56562 GRIFFIN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		488,013
TOTAL MARKET OB/XF VALUE		166,235
TOTAL LAND VALUE - MARKET		247,558
TOTAL MARKET VALUE		901,806
SOH/AGL Deduction		288,586
ASSESSED VALUE		613,220
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		562,498
TOTAL JUST VALUE		901,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		876,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011779	SWIM POOL	85,660	08/02/2022
20000811	CO ISSUED	0	06/19/2020
20000811	NEW CONSTR	346,410	01/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2267/1407	4/08/2019	SW	Q	V	01	175,000

GRANTOR: RAYDIENT LLC D/B/A RA
GRANTEE: MAXWELL KYLE & GENE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S17 PTO=[YR=2020] W13 FOP=[YR=2020] W21 S4 E1 S6 E20 N10$ S10 E13 N10$ S10 W33 N6 W13 S6 W5 S25 E5 S9 FOP=[YR=2020] S5 E33 N5 W33$ E33 N9 E13 FGR=[YR=2020] S12 E7 S3 E10 N3 E7 N22 FST=[YR=2020] N8 W12 S8E12$ W24 S10$ N10 E12 N8 E12 N34$.

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	0855	CONC PAVER	0	100	0	0	2,726.00	SF	10.00	10.00	100	2020	2020	3	98	26,715	
3	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2022	2022	3	95	41,344	
4	0855	CONC PAVER	0	100	0	0	1,660.00	SF	10.00	10.00	100	2022	2022	3	99	16,434	
5	0462	ST/AL FNC	0	100	0	0	570.00	SF	10.00	10.00	100	2022	2022	3	95	5,415	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
7	0530	STBL WD	0	100	36	44	1,584.00	SF	30.00	30.00	100	2022	2022	3	95	45,144	
8	0351	CARPORT MT	0	100	32	36	1,152.00	SF	10.00	10.00	100	2022	2022	3	93	10,714	
9	0204	BARN MTL 1	0	100	60	36	2,160.00	SF	8.00	8.00	100	2022	2022	3	95	16,416	

LAND DESCRIPTION

TOTAL OB/XF 166,235

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	RES	100		OR	0.00	0.00	18.97	AC		1.00	1.00	0.90	14,500.00	13,050.00	247,558							

REVIEW DATE 03/07/2023 BY DJ Total Acres: 18.97 Total Land Value: 247,558 Market: 0 Agricultural: 0 Common: 247,558 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

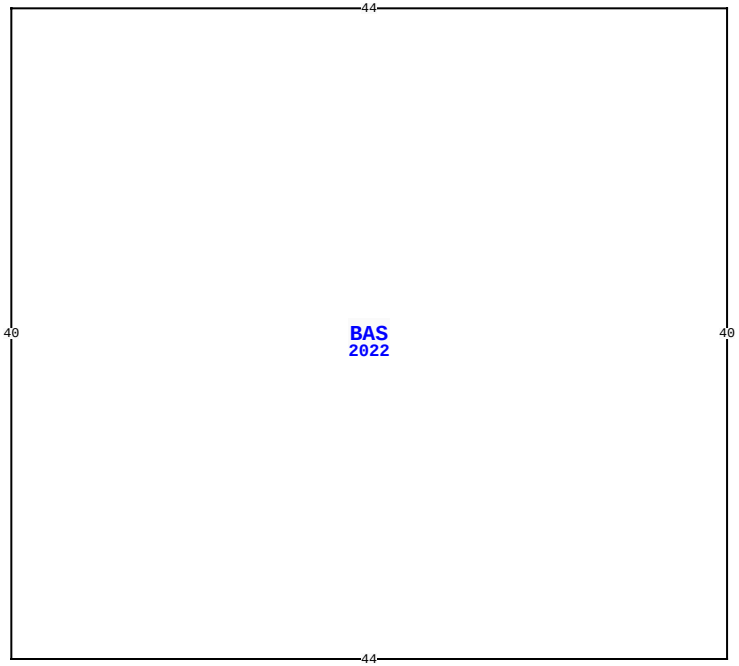
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	2022	1,760	36,376
TOTALS	1,760			1,760	36,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,760	57.0000	21.09	37,118	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2021 Heated Area: 1760 HX Base Yr 2021



56562 GRIFFIN RD, CALLAHAN

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GRANTOR: RAYDIENT LLC D/B/A RA
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W44 S40 E44 N40$.

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

REVIEW DATE 03/07/2023 BY DJ Total Acres: 18.97 Total Land Value: 247,558 Market: 0 Agricultural: 0 Common: 247,558 PRINTED 07/30/2025 BY SYS