

TEN POINT HOLDINGS
56562 GRIFFIN RD
CALLAHAN, FL 32011

09-3N-24-0000-0025-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		PAGE 1 of 1		3	
Exterior Wall		05		AVERAGE 100		0100		01		2,148		103.8800		103.88		223,134		2002		2002		0		0		10.75		89.25		VALUATION BY		STANDARD	
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 0% - 2023		Heated Area: 2104		HX Base Yr																Tax Group: 3		Tax Dist:			
Roof Cover		03		COMP SHNGL 100																								BUILDING MARKET VALUE		199,147			
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE		2,241			
Interior Floo		14		CARPET 90																								TOTAL LAND VALUE - MARKET		52,500			
Interior Floo		08		SHT VINYL 10																								TOTAL MARKET VALUE		253,888			
Air Condition		03		CENTRAL 100																								SOH/AGL Deduction		0			
Heating Type		04		AIR DUCTED 100																								ASSESSED VALUE		253,888			
Bedrooms				4 100																								TOTAL EXEMPTION VALUE		0			
Bathrooms				2.5 100																								BASE TAXABLE VALUE		253,888			
Frame		02		WOOD FRAME 100																								TOTAL JUST VALUE		253,888			
Stories		1.		1. 100																								NCON VALUE		0			
Units				0 100																								INCOME VALUE					
Occupancy		00		NONE 100																								PREVIOUS YEAR MKT VALUE		237,709			
Quality		03		Quality Level 03																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC				6001.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		2,104		100		2002		2,104		195,068																							
FOP		28		30		2002		8		742																							
USP		120		30		2012		36		3,338																							
TOTALS		2,252						2,148		199,147																							
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			
1		0940		SHEDS/PORT		0 0		24 12		288.00		SF		30.00		30.00		100		2005		2005		3		22		1,901					
2		0681		POLE SHED		0 0		9 7		63.00		SF		15.00		15.00		100		2005		2005		3		36		340					
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