IN OR 683/1223
EX R/W OR 1024/199

GRIFFIS JOYCE & JANICE
PO BOX 497
CALLAHAN, FL 32011-0497

2025

31-2N-25-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

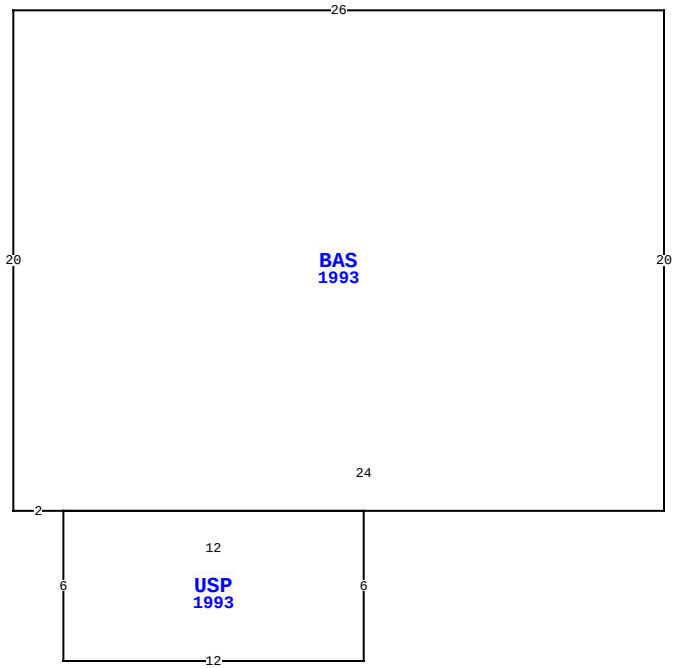
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	1993	520	22,267
USP	72	30	1993	22	942
TOTALS	592			542	23,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	542	85.6350	85.64	46,417	1963	1963	0	0	0	50.00	50.00

1 SINGLE FAM – 100% - 1994 Heated Area: 520 HX Base Yr 1994



448829 US HWY 301, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		23,208
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		8,100
TOTAL MARKET VALUE		31,308
SOH/AGL Deduction		5,050
ASSESSED VALUE		26,258
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,258
TOTAL JUST VALUE		31,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		28,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M6201	H/AC	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0683/1223	6/25/1993	QC	Q	I	06	100
GRANTOR: GRIFFIS MARTHA						
GRANTEE: GRIFFIS JOYCE & J						
0076/0002	1/01/1967	TA	U	I		4,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S20 E2 USP=[YR=1993] S6 E12 N6W12$ E24 N20$
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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
1	000100	C	RES	100	0004	OR	0.00	0.00	0.18	AC		1.00	1.00	1.00	45,000.00	45,000.00	8,100							

REVIEW DATE 01/22/2019 BY KB Total Acres: 0.18 Total Land Value: 8,100 Market: 0 Agricultural: 0 Common: 8,100 PRINTED 07/30/2025 BY SYS