LOT 6
MILLS CORNER PBK 8/271
ESMT OR 2303/534

WHITE KEVIN GERARD
56041 GRIFFIN ROAD
CALLAHAN, FL 32011

2025

34-3N-25-0121-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

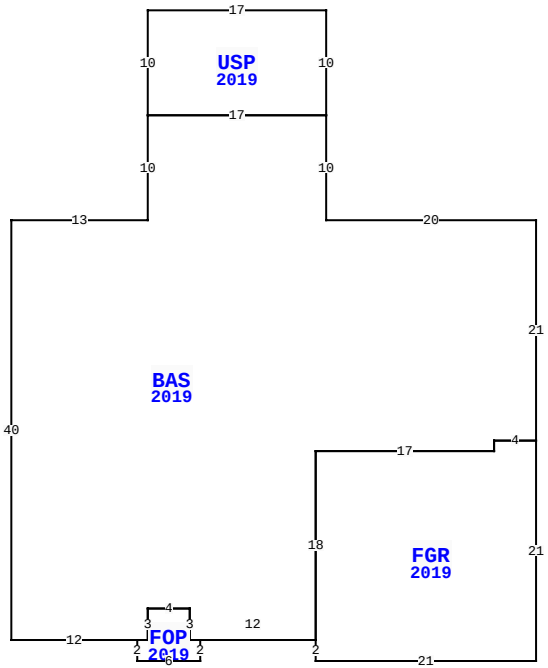
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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 05
NEIGHBORHOOD/LOC	5019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100	2019	1,776	299,136
FGR	424	55	2019	233	39,245
FOP	24	30	2019	7	1,179
USP	170	30	2019	51	8,590
TOTALS	2,394			2,067	348,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,067	108.7800	171.87	355,255	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2022 Heated Area: 1776 HX Base Yr 2022



56041 GRIFFIN RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		348,150
TOTAL MARKET OB/XF VALUE		20,483
TOTAL LAND VALUE - MARKET		149,400
TOTAL MARKET VALUE		518,033
SOH/AGL Deduction		182,352
ASSESSED VALUE		335,681
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		284,959
TOTAL JUST VALUE		518,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001996	ADDITION	43,113	02/04/2022
19007217	CO ISSUED	0	12/13/2019
19002419	NEW CONSTR	241,457	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2275/1140	4/03/2019	SW	Q	V	01	68,000
GRANTOR: RAYDIENT LLC DBA RAYD						
GRANTEE: WHITE KEVIN GERARD						
2153/1929	10/26/2017	MS	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: RAYDIENT LLC DBA RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 N10 USP=[YR=2019] N10 W17 S10 E17$ W17 S10 W13 S40 E12 FOP=[YR=2019] S2 E6 N2 W1 N3 W4 S3 W1$ E1 N3 E4 S3 E12 FGR=[YR=2019] S2 E21 N21 W4 S1 W17 S18$ N18 E17 N1 E4 N21$.

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	2019	2019	3	98	3,430	
2	0810	CONCRETE A	0	100	0	0	535.00	SF	6.50	6.50	100	2019	2019	3	97	3,373	
3	0680	POLE SHED	0	100	48	30	1,440.00	SF	10.00	10.00	100	2022	2022	3	95	13,680	

LAND DESCRIPTION

TOTAL OB/XF 20,483

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	4.98	AC		1.00	1.00	1.00	30,000.00	30,000.00	149,400							

REVIEW DATE 06/16/2022 BY TWWW Total Acres: 4.98 Total Land Value: 149,400 Market: 0 Agricultural: 0 Common: 149,400 PRINTED 07/30/2025 BY SYS