LOT 7
MILLS CORNER PBK 8/271

EYERMAN MARSHALL & THERESA
56049 GRIFFIN RD
CALLAHAN, FL 32011

2025

34-3N-25-0121-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

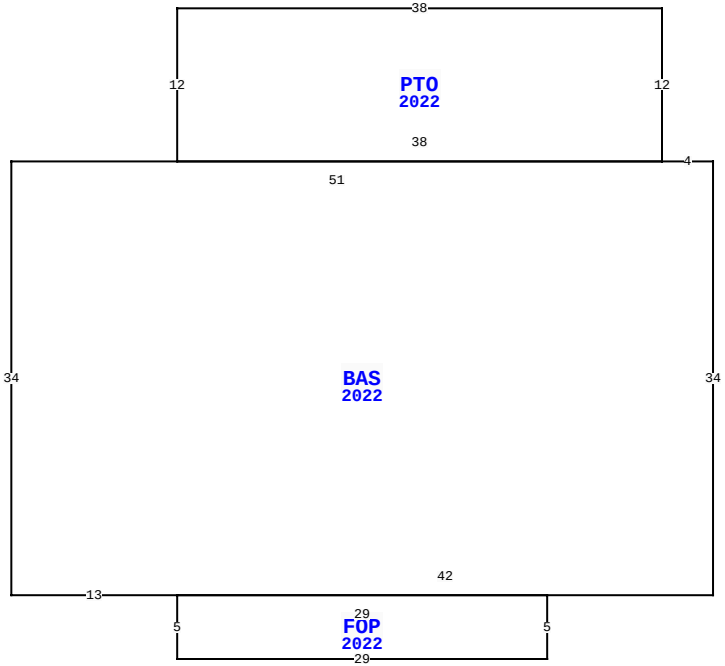
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 75
Interior Floo	11	CLAY TILE 25
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,870	100	2022	1,870	327,716
FOP	145	30	2022	44	7,711
PTO	456	5	2022	23	4,031
TOTALS	2,471			1,937	339,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,937	111.4750	176.13	341,164	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2024 Heated Area: 1870 HX Base Yr 2024



56049 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		339,458
TOTAL MARKET OB/XF VALUE		21,082
TOTAL LAND VALUE - MARKET		149,100
TOTAL MARKET VALUE		509,640
SOH/AGL Deduction		93,828
ASSESSED VALUE		415,812
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		365,090
TOTAL JUST VALUE		509,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-12546	POLE BARN (36X36)	41,601	09/28/2023
B23-12132	SHED (12X24)	18,456	09/21/2023
22005271	CO ISSUED	0	04/05/2022
21012650	NEW CONSTR	261,146	09/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/350	7/31/2023	WD	Q	I	01	500,000
GRANTOR: BAGGS DAVID J III						
GRANTEE: EYERMAN MARSHALL &						
2387/0049	8/25/2020	SW	Q	V	01	69,500
GRANTOR: RAYDIENT LLC DBA RAYD						
GRANTEE: BAGGS DAVID J III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W4 PTO=[YR=2022] N12 W38 S12 E38$ W51 S34 E13
FOP=[YR=2022] S5 E29 N5 W29$ E42 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	0680	POLE SHED	0	100	36	36	1,296.00	SF	10.00	10.00	100	2024	2023		98	12,701	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2024	2023		97	8,381	

LAND DESCRIPTION

TOTAL OB/XF 21,082

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	4.97	AC		1.00	1.00	1.00	30,000.00	30,000.00	149,100							

REVIEW DATE 01/11/2024 BY KW Total Acres: 4.97 Total Land Value: 149,100 Market: 0 Agricultural: 0 Common: 149,100 PRINTED 07/30/2025 BY SYS