IN OR 1758/4
R/W IN OR 625/891
EX R/W IN OR 625/893

HIRKO ANDREW R
P O BOX 605
YULEE, FL 32041

2025

35-3N-25-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	04	Quality Level 04

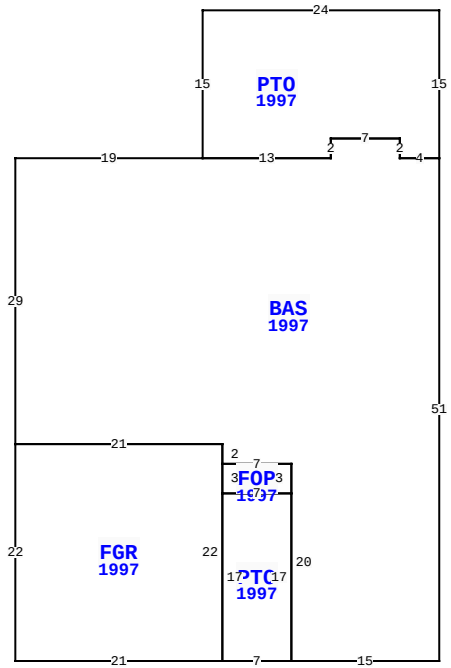
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,605	100	1997	1,605	143,564
FGR	462	55	1997	254	22,720
FOP	21	30	1997	6	537
PTO	119	5	1997	6	537
PTO	346	5	1997	17	1,521
TOTALS	2,553			1,888	168,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,888	112.1610	112.16	211,758	1997	1997	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 2012 Heated Area: 1605 HX Base Yr 2012



56101 GRIFFIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,877
TOTAL MARKET OB/XF VALUE		8,852
TOTAL LAND VALUE - MARKET		114,270
TOTAL MARKET VALUE		291,999
SOH/AGL Deduction		151,431
ASSESSED VALUE		140,568
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,846
TOTAL JUST VALUE		291,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P972017	NEW CONSTR	61,103	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1758/0004	9/15/2011	WD	U	I	11	171,000
GRANTOR: HASKILL RICHARD M & D						
GRANTEE: HIRKO ANDREW R						
0782/1853	1/27/1997	WD	Q	V		40,000
GRANTOR: COOPER GLORIA B						
GRANTEE: HASKILL RICHARD & D						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1997] W24 S15 BAS=[YR=1997] W19 S29 FGR=[YR=1997] S22 E21 PTO=[YR=1997] E7 N17 FOP=[YR=1997] N3 W7 S3 E7$ W7 S17$ N22 W21$ E21 S2 E7 S20 E15 N51 W4 N2 W7 S2 W13$ E13 N2 E7 S2 E4 N15$.

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	0811	CONCRETE B	0	100	0	0	544.00	SF	5.20	5.20	100	1997	1997	3	72	2,037	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
3	0681	POLE SHED	0	100	50	30	1,500.00	SF	11.25	11.25	100	1997	1997	3	24	4,050	

LAND DESCRIPTION

TOTAL OB/XF 8,852

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	5.86	AC		1.00	1.00	1.00	19,500.00	19,500.00	114,270							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 5.86 Total Land Value: 114,270 Market: 0 Agricultural: 0 Common: 114,270 PRINTED 07/30/2025 BY SYS