PT GOVT LOT 3 OF SEC 35-3N-25E
IN OR 2046/1263
(EX R/W OR 619/1243)

COMBS DEBORAH B & STEPHEN J
56073 GRIFFIN ROAD
CALLAHAN, FL 32011

2025

35-3N-25-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

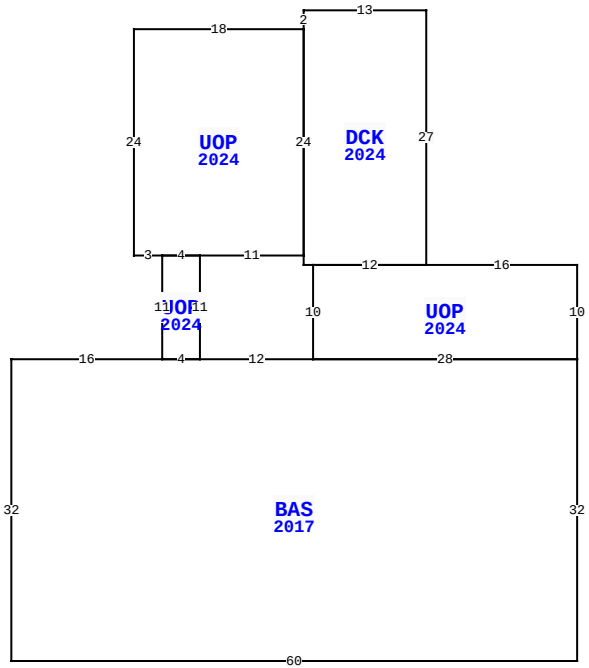
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2017	1,920	175,997
DCK	351	10	2024	35	3,209
UOP	44	20	2024	9	825
UOP	280	20	2024	56	5,133
UOP	432	20	2024	86	7,883
TOTALS	3,027			2,106	193,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,106	105.0000	94.50	199,017	2017	2017	0	0	0	3.00	97.00

1 SFR MODULR – 0% - 0 Heated Area: 1920 HX Base Yr



56073 GRIFFIN RD, CALLAHAN

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

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2017		97	1,940	
2	0940	SHEDS/PORT	0	0	30	12	360.00	SF	30.00	30.00	100	2024	2017		74	7,992	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	193,046
TOTAL MARKET OB/XF VALUE	9,932
TOTAL LAND VALUE - MARKET	147,900
TOTAL MARKET VALUE	350,878
SOH/AGL Deduction	52,113
ASSESSED VALUE	298,765
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,765
TOTAL JUST VALUE	350,878
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1701072	CO ISSUED	0	02/13/2017
B1633341	MODULAR HM	0	11/01/2016
B1633344	FOUNDATION	8,500	11/01/2016
E973871	CHNGE SRVC	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2046/1263	5/17/2016	WD	Q	V	01	50,000
GRANTOR: LEE LACY COOPER						
GRANTEE: COMBS DEBORAH BRIDG						
2020/0574	12/21/2015	QC	U	V	11	100
GRANTOR: COOPER JIMMIE DOYAL I						
GRANTEE: LEE LACY COOPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W28 W12 W4 W16 S32 E60 N32 $
UOP=[YR=2024;ORIG=0,0] W28 N10 E12 E16 S10 $
UOP=[YR=2024;ORIG=-40,0] W4 N11 E4 S11 $
UOP=[YR=2024;ORIG=-47,-11] E3 E4 E11 N24 W18 S24 $
DCK=[YR=2024;ORIG=-29,-10] E1 E12 N27 W13 S2 S24 S1 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,932

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	0		OR	0.00	0.00	4.93	AC		1.00	1.00	1.00	30,000.00	30,000.00	147,900							

REVIEW DATE 04/02/2024 BY TWA Total Acres: 4.93 Total Land Value: 147,900 Market: 0 Agricultural: 0 Common: 147,900 PRINTED 07/30/2025 BY SYS