PT OF GOVT LOT 3
R583609 & R583610
IN OR 513 PG 984

OWENS JOHN C & ULRIKE P
56089 GRIFFIN ROAD
CALLAHAN, FL 32011

2025

35-3N-25-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

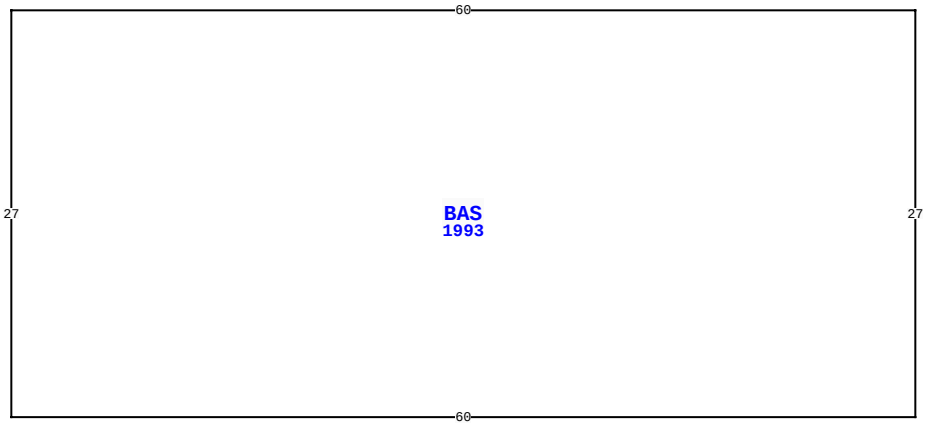
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	44,945
TOTALS	1,620			1,620	44,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	115.6000	92.48	149,818	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1990 Heated Area: 1620 HX Base Yr 1990



56089 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		44,945
TOTAL MARKET OB/XF VALUE		2,648
TOTAL LAND VALUE - MARKET		97,650
TOTAL MARKET VALUE		145,243
SOH/AGL Deduction		85,384
ASSESSED VALUE		59,859
TOTAL EXEMPTION VALUE	HX HB	34,859
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		145,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010437	CARPORT	26,904	10/02/2019
7744	MH MOVE-ON	500	03/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0513/0984	3/27/1987	WD	Q	V		13,280
GRANTOR: KIMBRELL RAYMOND						
GRANTEE: OWENS JOHN & ULRIKE						
0501/1209	10/28/1986	WD	U	V		12,500
GRANTOR: NASSAU TIMBER CO INC						
GRANTEE: KIMBRELL RAYMOND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E60 N27 $.

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	1993	1993	3	72	2,520	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1990	1990	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 2,648

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	0006	OR	0.00	0.00	2.79	AC		1.00	1.00	1.00	35,000.00	35,000.00	97,650							

REVIEW DATE 03/10/2020 BY KB Total Acres: 2.79 Total Land Value: 97,650 Market: 0 Agricultural: 0 Common: 97,650 PRINTED 07/30/2025 BY SYS