PT OF GOVT LOT 3
IN OR 503 PG 225
R334412 & R334413

RAULERSON JANICE D
P O BOX 1856
CALLAHAN, FL 32011-1856

2025

35-3N-25-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

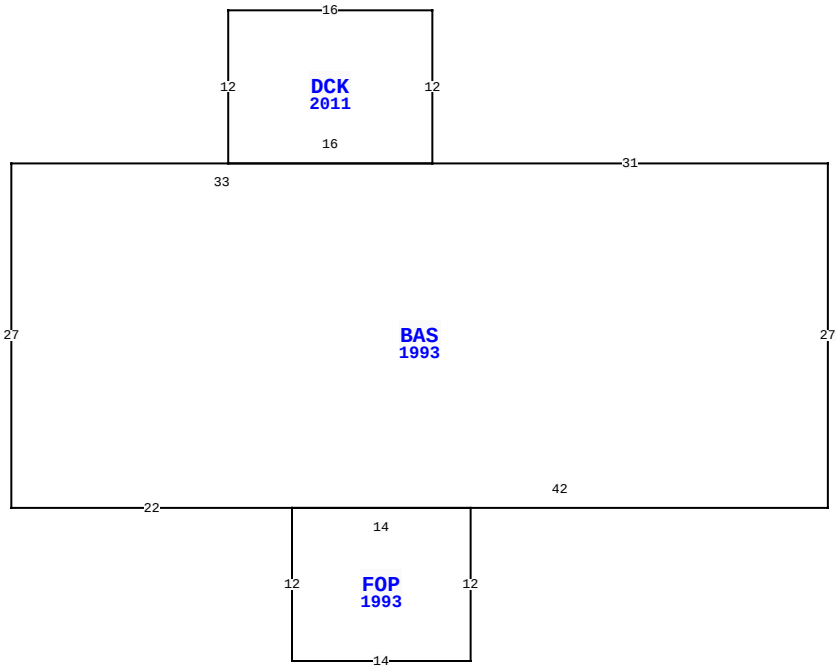
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,728	100	1993	1,728	51,260
DCK	192	15	2011	29	860
FOP	168	30	1993	50	1,483
TOTALS	2,088			1,807	53,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,807	123.6000	98.88	178,676	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1988 Heated Area: 1728 HX Base Yr 1988



56109 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		53,603
TOTAL MARKET OB/XF VALUE		12,608
TOTAL LAND VALUE - MARKET		95,400
TOTAL MARKET VALUE		161,611
SOH/AGL Deduction		101,998
ASSESSED VALUE		59,613
TOTAL EXEMPTION VALUE	HX HB	34,613
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		161,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0503/0225	11/13/1986	WD	U	V		15,000

GRANTOR: NASSAU TIMBER CO INC

GRANTEE: RAULERSON JANICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 DCK=[YR=2011] N12 W16 S12 E16$ W33 S27 E22
FOP=[YR=1993] S12 E14 N12 W14$ E42 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	1987	1987	3	60	2,100	
2	0680	POLE SHED	0	100	36	39	1,404.00	SF	10.00	10.00	100	1960	1960	3	20	2,808	
3	0812	CONCRETE C	0	100	0	0	2,500.00	SF	4.00	4.00	100	2000	2000	3	77	7,700	

LAND DESCRIPTION

TOTAL OB/XF 12,608

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	3.18	AC		1.00	1.00	1.00	30,000.00	30,000.00	95,400							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 3.18 Total Land Value: 95,400 Market: 0 Agricultural: 0 Common: 95,400 PRINTED 07/30/2025 BY SYS