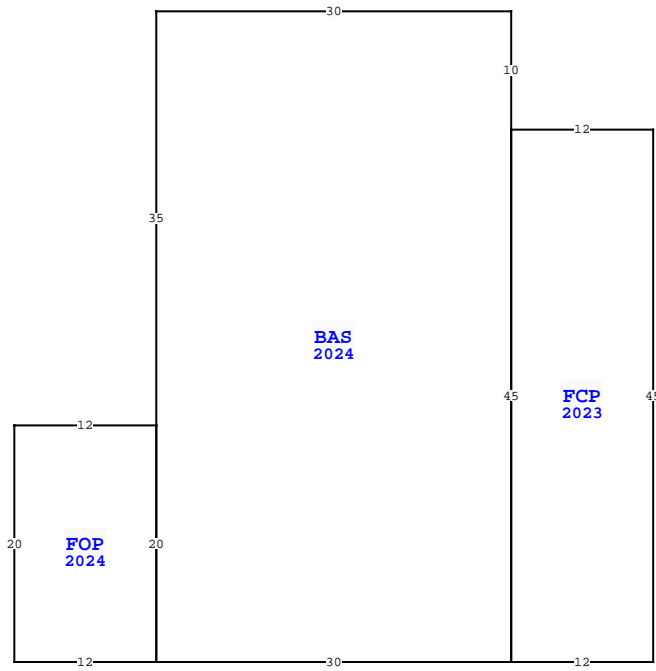


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Quality		06	Quality Level 06		
DOR CODE		0700	MISC RESIDENTIAL		
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	1,650	100	2024	1,650	34,059
FCP	540	25	2023	135	2,787
FOP	240	30	2024	72	1,486
TOTALS	2,430			1,857	38,331

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1												
1 GARAGE RES - 0% - 2024 Heated Area: 1650 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			38,331
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			131,820
TOTAL MARKET VALUE			170,151
SOH/AGL Deduction			27,312
ASSESSED VALUE			142,839
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			142,839
TOTAL JUST VALUE			170,151
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240013188	NEW SFR		11/25/2024
23003848	GARAGE	141,602	03/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/0817	9/09/2020	SW	Q	V	01	99,900

GRANTOR: RAYDIENT LLC
GRANTEE: NASWORTHY WILLIAM &

EXTRA FEATURES																
L N	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
56248 GRIFFIN RD, CALLAHAN																
BLD DATE: 05/13/2025 LGL DATE: 05/13/2025 MLU																
XF DATE: INC DATE: AG DATE:																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=50,5] E30 S10 S45 W30 N20 N35 \$
FOP=[YR=2024;ORIG=38,40] E12 S20 W12 N20 \$
FCP=[YR=2023;ORIG=80,60] E12 N45 W12 S45 \$

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	5.20	AC		1.00	1.00	1.30	19,500.00	25,350.00	131,820								