

GREEN CHARLES H
56264 GRIFFIN RD
CALLAHAN, FL 32011

35-3N-25-1815-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03HARDIE BRD 100
GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 90

Interior Floo14CARPET 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame3 100
2.5 100
WOOD FRAME 100

Stories Units1.51.5 100
0 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5001.00

TOTALS4,8473,546548,602

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHTH FACT% CONDADJ PRICENOTES

10811CONCRETE B0100001,038.00SF5.205.20100202420231005,398

20500FP-PRE FAB0100001.00UT3,500.003,500.00100202420231003,500

LAND DESCRIPTIONTOTAL OB/XF8,898

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHTFACT% CONDTOT ADJUNIT PRICELAND VALUETHATYRDENSITYDECLFRZYRCONSRV

1000100CRES100OR0.000.007.02AC1.001.001.3019,500.0025,350.00177,957

REVIEW DATE01/11/2024BYKWA

Total Acres: 7.02Total Land Value: 177,957Market: 0Agricultural: 0Common: 177,957PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEVECONFNCTNORM% COND

0500013,54697.9200154.71548,602202320230000.00100.00

HEATED AREA: 2753HX Base Yr 2024

FOPSTRBASFGRFUS

NASSAU COUNTY PROPERTYVALUATION SUMMARYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE548,602

TOTAL MARKET OB/XF VALUE8,898

TOTAL LAND VALUE - MARKET177,957

TOTAL MARKET VALUE735,457

SOH/AGL Deduction240,779

ASSESSED VALUE494,678

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE443,956

TOTAL JUST VALUE735,457

NCON VALUE0

INCOME VALUEPREVIOUS YEAR MKT VALUE656,094

MISC PUMP HOUSE = NV : KW 1/2024

Sales DataOFF RECORD NumberDATETYPEINSTQ / VRSNCDSALE PRICE

2388/15819/01/2020SWQV02149,900GRANTOR: RAYDIENT LLCGRANTEE: GREEN CHARLES H

BUILDING NOTESBUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,0] W10 N2 W15 S19 S10 W45 S6 W6 S20 E6
S6 E34 N6 E11 N15 E8 N5 E9 S5 E8 N38 \$
FOP=[YR=2024;ORIG=45,53] W11 S6 W34 N6 W6 N20 E6 N6 E45 N10
W23 W9 W25 S48 E25 E9 E23 N12 \$
FST=[YR=2024;ORIG=53,33] E9 S5 W9 N5 \$
FGR=[YR=2024;ORIG=45,67] N2 N12 N15 E8 E9 E8 S27 W14 S2 W11 \$
FUS=[YR=2024;ORIG=84,65] E12 N27 W2 W4 W6 S27 \$
STR=[YR=2024;ORIG=84,30] E10 S8 W4 N4 W6 N4 \$
STR=[YR=2024;ORIG=13,65] E9 S3 W9 N3 \$
STR=[YR=2024;ORIG=13,17] N3 E9 S3 W9 \$
.