

VIENNEAU STEVEN M & JAMIE M
56272 GRIFFIN RD
CALLAHAN, FL 32011

35-3N-25-1815-0006-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall Roof Structur

03

HARDIE BRD 100 GABLE/HIP 100

RooF Cover Interior Wall Interior Floo Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units

03 05 13 04 02 01

COMP SHNGL 100 DRYWALL 100 LVT/LAMNT 100 CENTRAL 100 AIR DUCTED 100 4 100 3.5 100 WOOD FRAME 100 1. 100 0 100

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

FGR

FOP

FOP

2,453

936

312

416

100

55

30

30

2023

2023

2023

2023

2,453

515

94

125

402,930

84,594

15,440

20,533

TOTALS

4,117

3,187

523,497

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

1

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

2024

2023

100

3,500

2

0811

CONCRETE B

0 100

30

25

750.00

SF

5.20

5.20

100

2024

2023

100

3,900

LAND DESCRIPTION

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

100

OR

0.00

0.00

6.94

AC

1.00

1.00

1.30

19,500.00

25,350.00

175,929

REVIEW DATE

08/04/2023

BY

KW

Total Acres:

6.94

Total Land Value:

175,929

Market:

0

Agricultural:

0

Common:

175,929

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

01

3,187

103.9600

164.26

523,497

2023

2023

0

0

0.00

100.00

1 SFR CUST - 100% - 2024

Heated Area: 2453

HX Base Yr 2024

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

523,497

TOTAL MARKET OB/XF VALUE

7,400

TOTAL LAND VALUE - MARKET

175,929

TOTAL MARKET VALUE

706,826

SOH/AGL Deduction

79,579

ASSESSED VALUE

627,247

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

576,525

TOTAL JUST VALUE

706,826

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

629,301

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2477/0734

6/23/2021

SW Q V

01

149,900

GRANTOR: RAYDIENT LLC

GRANTEE: VIENNEAU STEVEN M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,0] W15 S13 W32 N4 W24 S31 E2 S2 E12 N2 E2 N2 E3 E6 S5 E32 N3 E6 E3 S7 E11 N18 W6 N29 \$ FOP=[YR=2023;ORIG=53,0] S9 S4 E32 N13 W32 \$ FGR=[YR=2023;ORIG=29,-30] E24 S30 S9 W24 N39 \$ FOP=[YR=2023;ORIG=86,40] S3 W32 N5 W6 S11 E44 N9 W6 \$.