PT C GRIFFITH GRANT SEC'S 36 &
39-2N-25E & PT GEO ATKINSON
GRANT SEC 40-2N-25E & PT GOVT

GRIFFIN ANDREW & CHERREE
56209 GRIFFIN FARMS RD
CALLAHAN, FL 32011

2025

36-2N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 08

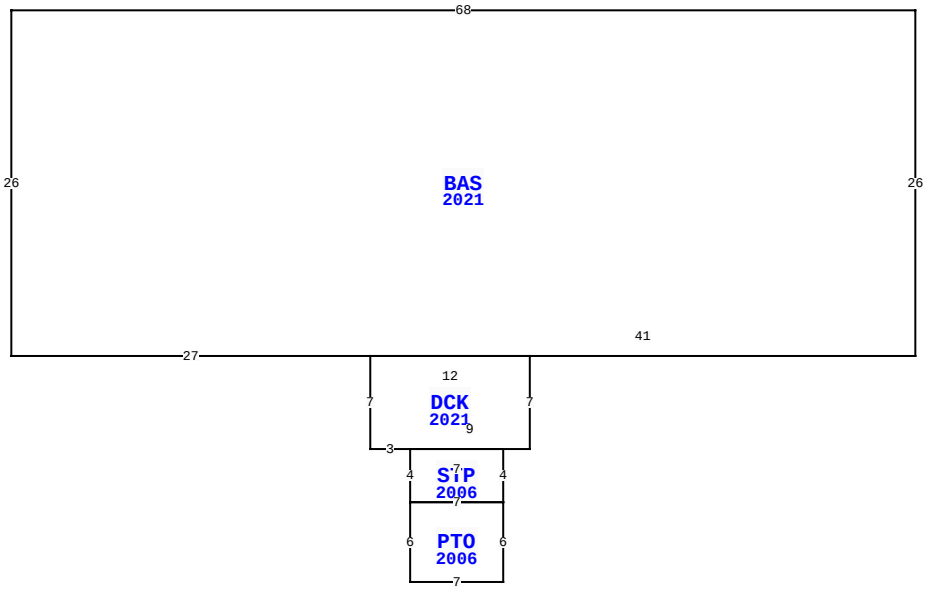
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	2021	1,768	186,965
DCK	84	15	2021	13	1,374
PTO	42	5	2006	2	211
STP	28	10	2006	3	317
TOTALS	1,922			1,786	188,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,786	128.2600	109.02	194,710	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 0% - 0 Heated Area: 1768 HX Base Yr



56001 CHARLIES WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	188,869
TOTAL MARKET OB/XF VALUE	7,229
TOTAL LAND VALUE - MARKET	126,675
TOTAL MARKET VALUE	322,773
SOH/AGL Deduction	130,560
ASSESSED VALUE	192,213
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,213
TOTAL JUST VALUE	322,773
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013115	CO ISSUED	0	06/04/2021
20013115	MH MOVE-ON	0	01/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2286/0129	6/28/2019	WD	U	I	30	38,000
GRANTOR: GRIFFIN FRANCIS M						
GRANTEE: GRIFFIN ANDREW & CH						
1899/0128	1/13/2014	SW	U	I	12	46,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: GRIFFIN FRANCIS M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W68 S26 E27 DCK=[YR=2021] S7 E3 STP=[YR=2006] S4PTO=[YR=2006] S6 E7 N6 W7$ E7 N4 W7$E9 N7 W12$ E41 N26$.

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	0811	CONCRETE B	0	0	50	20	1,000.00	SF	5.20	5.20	100	1992	1992	3	62	3,224	
2	0811	CONCRETE B	0	0	0	0	778.00	SF	5.20	5.20	100	2021	2021	3	99	4,005	

LAND DESCRIPTION

TOTAL OB/XF 7,229

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	0	0005	OR	0.00	0.00	4.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	121,500							
2	009630	C	SWAMP	0		OR	0.00	0.00	10.35	AC		1.00	1.00	1.00	500.00	500.00	5,175							

REVIEW DATE 12/09/2021 BY KB Total Acres: 14.40 Total Land Value: 126,675 Market: 0 Agricultural: 0 Common: 126,675 PRINTED 07/30/2025 BY SYS