

GRIFFIS CURTICE J & MICHAELA
54143 JEANNIE RD
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03VINYL 100
Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor13LVT/LAMNT 50
Interior Floor14CARPET 50
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms
BathroomsFrame
Stories Units1.1. 100
06DIST 1D 100

Quality05Quality Level 05

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

AREATOTAL GPCT OFYEARTOT ADJSUBAREA
TYPEGROSSBASEOFADJMARKET
AREAVALUE

BAS1,35210020211,352156,508
DCK200152021303,473

TOTALS1,5521,382159,980

EXTRA FEATURES

L NOB/XFDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNITPRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKTVALUENOTES

LAND DESCRIPTIONTOTAL OB/XF

L NUSE CLSLAND USECAPRDLOCFRONTDEPTHTOT LNDUNITDPHT% TOT UNITHANDBLD DATEXF DATEINC DATEAG DATEOFF RECORDNumberDATEINSTU / V I RSNCDSALE PRICEGRANTOR: ANDERSON WILLIAM RUDDOGRANTEE: GRIFFIS CURTICE JAMD2417/012412/14/2020WD Q Q I I 0155,000GRANTOR: RAZORBACK CAPITAL LLCGRANTEE: ANDERSON WILLIAM RBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2021] W15 DCK=[YR=2021] N10 W20 S10 E20\$ W37 S26 E52 N26\$.REVIEW DATE12/16/2021BYKBTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDVALUATION SUMMARY

0800021,382140.4000119.34164,92820212021003.0097.00

M/H 94+ - 100% - 2023Heated Area: 1352HX Base Yr 2023

DCK 2021

BAS 2021

SASSAU COUNTY PROPERTYPAGE 1 of 16

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE159,980
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET50,000
TOTAL MARKET VALUE209,980
SOH/AGL Deduction19,778
ASSESSED VALUE190,210
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE139,488
TOTAL JUST VALUE209,980
NCON VALUE0
INCOME VALUEPREVIOUS YEAR MKT VALUE187,614

PERMIT NUMBERDESCRIPTIONAMTISSUED

21005278CO ISSUED007/13/2021

21005278MH MOVE-ON004/27/2021

21000891DEMOLITION3,50001/26/2021

8047REPAIR/RRF1,44204/29/1992

SALES DATA

OFF RECORDTypeQUVIRSN SALE INSTIICDCDPRICE

2547/14023/14/2022WD QQII02230,000

GRANTOR: ANDERSON WILLIAM RUDDOGRANTEE: GRIFFIS CURTICE JAMD2417/012412/14/2020WD Q Q I I 0155,000GRANTOR: RAZORBACK CAPITAL LLCGRANTEE: ANDERSON WILLIAM RBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2021] W15 DCK=[YR=2021] N10 W20 S10 E20\$ W37 S26 E52 N26\$.REVIEW DATE12/16/2021BYKBTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 07/30/2025 BY SYS