LOT 22
PT OR 1692/37
1990 FLEE SW/MH

GRIFFIS & GRIFFIS FAMILY LLC
55318 PITTMAN RD
CALLAHAN, FL 32011

2025

37-3N-24-2710-0022-0000

BUILDING CHARACTERISTICS

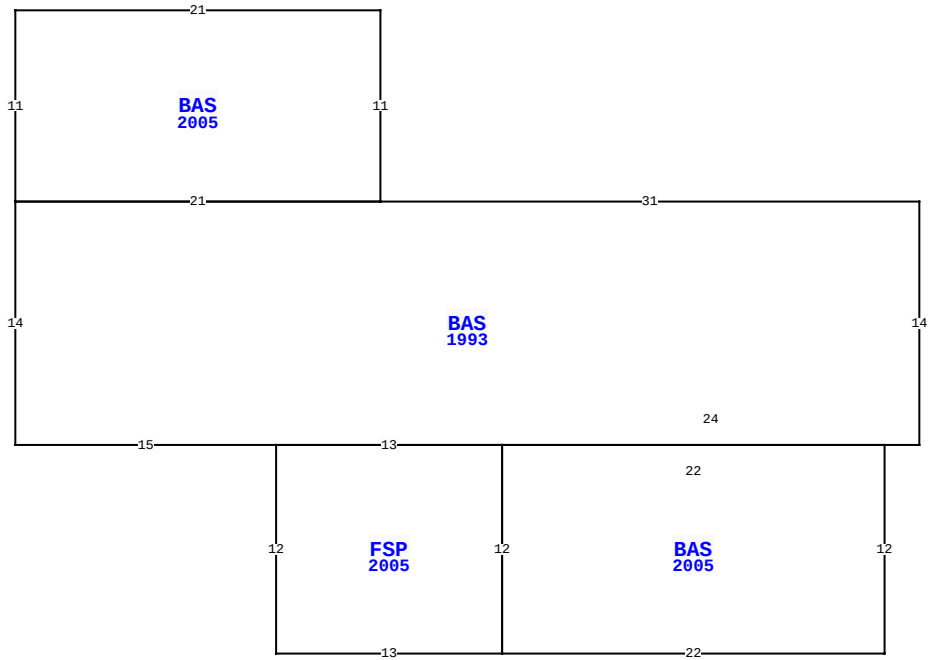
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 50
Roof Cover	12	MODULAR MT 50
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	1993	728	29,087
BAS	231	100	2005	231	9,230
BAS	264	100	2005	264	10,548
FSP	156	60	2005	94	3,756
TOTALS	1,379			1,317	52,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,317	118.9100	95.13	125,286	1990	1999	0	0	0	58.00	42.00

1 M/H 93- – 0% - 0 Heated Area: 1223 HX Base Yr



36154 HOLIDAY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	52,620
TOTAL MARKET OB/XF VALUE	4,122
TOTAL LAND VALUE - MARKET	74,700
TOTAL MARKET VALUE	131,442
SOH/AGL Deduction	28,470
ASSESSED VALUE	102,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,972
TOTAL JUST VALUE	131,442
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8061	MH MOVE-ON	12,900	02/23/1990
6999	MH MOVE-ON	3,000	10/26/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1692/0037	11/30/2009	QC	U	I	11	100
GRANTOR: WILLIAMS LOUISE						
GRANTEE: GRIFFIS & GRIFFIS F						
1650/1002	11/30/2009	QC	U	I	30	100
GRANTOR: WILLIAMS LOUISE						
GRANTEE: GRIFFIS & GRIFFIS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31BAS=[YR=2005] N11W21S11
E21$W21S14E15FSP=[YR=2005] S12E13N12 W13$E13BAS=[YR=2005]
S12E22N12W22$ E24N14$.

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	0350	CARPORT WD	0	0	16	12	192.00	SF	11.05	11.05	100	1994	1994	3	20	424	
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1994	1994	3	20	576	
3	0810	CONCRETE A	0	0	0	0	243.00	SF	6.50	6.50	100	1996	1996	3	70	1,106	
4	0350	CARPORT WD	0	0	20	18	360.00	SF	13.00	13.00	100	1992	1992	3	20	936	
5	0681	POLE SHED	0	0	20	18	360.00	SF	15.00	15.00	100	1992	1992	3	20	1,080	

LAND DESCRIPTION

TOTAL OB/XF 4,122

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	0006	OR	0.00	0.00	1.66	AC		1.00	1.00	1.00	45,000.00	45,000.00	74,700							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 1.66 Total Land Value: 74,700 Market: 0 Agricultural: 0 Common: 74,700 PRINTED 07/30/2025 BY SYS