

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

45-2N-28-550A-0001-0240

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY															
																								VALUATION BY					STANDARD										
																								Tax Group: 4					Tax Dist:										
																								BUILDING MARKET VALUE					0										
																								TOTAL MARKET OB/XF VALUE					12,000										
																								TOTAL LAND VALUE - MARKET					100,000										
																								TOTAL MARKET VALUE					112,000										
																								SOH/AGL Deduction					32,766										
																								ASSESSED VALUE					79,234										
																								TOTAL EXEMPTION VALUE					0										
																								BASE TAXABLE VALUE					79,234										
																								TOTAL JUST VALUE					112,000										
																								NCON VALUE					0										
																								INCOME VALUE															
																								PREVIOUS YEAR MKT VALUE					111,060										
DOR CODE		0001		VAC W/XFOB																																			
MAP NUM							MKT AREA																	04															
NEIGHBORHOOD/LOC		4004		00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA		SUBAREA MARKET VALUE																																	