

**GRIFFIN FRANCIS MATTHEW JR/GRIFFIN ANDREW CAVE
 56082 GRIFFIN FARM RD
 CALLAHAN, FL 32011**

48-3N-25-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	30	VINYL 100		0800	02	1,560	114.2000	97.07	151,429	1997	1997	0	0	0	65.00	35.00	VALUATION BY STANDARD												
Roof Structure	03	GABLE/HIP 100		2 M/H 94+ - 0% - 0													Heated Area: 1560 HX Base Yr												
Roof Cover	12	MODULAR MT 100		60 26 60 26 BAS 2020													BUILDING MARKET VALUE 663,900												
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 32,118												
Interior Floor	08	SHT VINYL 70															TOTAL LAND VALUE - MARKET 647,205												
Interior Floor	14	CARPET 30															TOTAL MARKET VALUE 823,313												
Air Condition	02	WINDOW 100															SOH/AGL Deduction 82,506												
Heating Type	03	FORCED AIR 100															ASSESSED VALUE 740,807												
Bedrooms		3 100															TOTAL EXEMPTION VALUE 0												
Bathrooms		2 100															BASE TAXABLE VALUE 740,807												
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 1,343,223												
Stories	0	0 100															NCON VALUE 420,565												
Units		0 100		INCOME VALUE																									
				PREVIOUS YEAR MKT VALUE 815,592																									
				GR/UT (25X25) DIRECTLY BEHIND SW/MH @ 56209																									
				@ 56209 GRIFFIN RD _ VIN: 035686 _ 1993 SW/MH (12X																									
				@ 56442 GRIFFIN RD _ VIN: FLHML2P79016843(A/B) _ 1																									
				@ 56426 GRIFFIN RD _ VIN: SBHGA22001978(A/B) _ 202																									
Quality		03	Quality Level 03																										
DOR CODE		5000	IMPROVED AG																										
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	1,560	100	2020	1,560	53,000																								
TOTALS		1,560			1,560	53,000																							
EXTRA FEATURES						56209 GRIFFIN FARM RD, CALLAHAN										BLD DATE				LGL DATE				05/13/2025		MLU			
																XF DATE				LAND DATE				03/28/2025		KBA			
																INC DATE				AG DATE									
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	0940	SHEDS/PORT	0 0	16	12	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152														
2	0680	POLE SHED	0 0	12	30	360.00	SF	10.00	10.00	100	1980	1980	3	20	720														
3	0681	POLE SHED	0 0	160	32	5,120.00	SF	4.50	4.50	100	1960	1960	3	20	4,608														
4	0350	CARPORT WD	0 0	20	40	800.00	SF	7.28	7.28	100	2002	2002	3	20	1,165														
5	0510	GARAGE WD-	0 0	25	25	625.00	SF	19.60	19.60	100	2002	2002	3	29	3,553														
6	0510	GARAGE WD-	0 0	41	25	1,025.00	SF	35.00	35.00	100	1979	1979	3	20	7,175														
7	0680	POLE SHED	0 0	41	14	574.00	SF	10.00	10.00	100	2002	2002	3	29	1,665														
8	0812	CONCRETE C	0 0	0	0	2,000.00	SF	4.00	4.00	100	2024	2022		99	7,920														
9	0810	CONCRETE A	0 0	0	0	640.00	SF	6.50	6.50	100	2025	2024		100	4,160														
LAND DESCRIPTION						TOTAL OB/XF										32,118													
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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000												
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	59.31	AC		1.00	1.00	1.00	370.00	370.00	21,945												
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	525.00	525.00	11,550												
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	190.00	190.00	3,800												
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	101.31	AC		1.00	1.00	1.00	5,500.00	5,500.00	557,205												
REVIEW DATE		12/17/2024		BY	TW		Total Acres: 104.31		Total Land Value: 127,295		Market: 557,205		Agricultural: 37,295		Common: 90,000		PRINTED 07/30/2025 BY SYS												

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