

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

48-3N-25-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

CONC BLOCK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms FrameCommon Wall Stories UnitsBUD8 Adjustme OccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

0103MINIMUM 100 DRYWALL 100 CARPET 60 SHT VINYL 40 NONE 100 FORCED AIR 1003 1001 100WOOD FRAME 1001. 20 1001. 1000 100DIST 01 100NONE 10003Quality Level 035000IMPROVED AGMKT AREA055001.00

TOTALS

1,99501,44189,369

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHTH FACT% CONDTOT ADJTUNIT PRICEADJ UNIT PRICELAND VALUETHATOT ADJTUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10381COOLER003032960.00SF82.5082.501001970197032015,840

20681POLE SHED0080171,360.00SF15.0015.00100196019603204,080

32701QUONSET GD0068382,584.00SF15.0015.001001997199733513,566

40383FREEZER004217714.00SF105.00105.001002005200535440,484

50811CONCRETE B0000585.00SF5.205.2010019701970320608

60351CARPORT MT00002,300.00SF10.0010.00100201020103409,200

70681POLE SHED00002,584.00SF15.0015.001002011201136023,256

LAND DESCRIPTIONTOTAL OB/XF107,034

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH THFACT% CONDTOT ADJTUNIT PRICEADJ UNIT PRICELAND VALUETHATOT ADJTUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1005000CAGRICULTURAL00001.00AC1.001.001.0045,000.0045,000.0045,000

2006000APASTURE - HA000014.69AC1.001.001.00370.00370.005,435

3009910MMARKET VALUE000014.69AC1.001.001.0015,500.0015,500.00227,695

REVIEW DATE06/11/2021BYKBA

Total Acres: 15.69Total Land Value: 50,435Market: 227,695Agricultural: 5,435Common: 45,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,44186.736086.74124,992197019700028.5071.50

1 SINGLE FAM - 0% - 0Heated Area: 1050HX Base Yr

UST1993BAS1993UOP2007

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE184,660TOTAL MARKET OB/XF VALUE107,034TOTAL LAND VALUE - MARKET272,695TOTAL MARKET VALUE342,129SOH/AGL Deduction0ASSESSED VALUE342,129TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE342,129TOTAL JUST VALUE564,389NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE550,076

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

2433/08432/11/2021FJ U I 11100

GRANTOR: GRIFFIN FRANCIS MATHEGRANTEE: GRIFFIN FRANCIS MAT2430/09912/02/2021FJ U I 11100GRANTOR: GRIFFIN FRANCIS MATHEGRANTEE: GRIFFIN FRANCIS MAT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 UST=[YR=1993] W27 S30 E27 N30 \$ S30 E5
UOP=[YR=2007] S9 E15 N9 W15 \$ E30 N30 \$.

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