



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	PAGE 1 of 1 4															
Exterior Wall	07	ASB SHNGLE 100	0900	01	2,283	76.9104	101.52	231,770	1965	1985	0	0	0	27.00	73.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2009													Heated Area: 2111														
Roof Cover	01	MINIMUM 100														HX Base Yr 2009														
Interior Wall	05	DRYWALL 100																												
Interior Floo	09	PINE WOOD 60																												
Interior Floo	11	CLAY TILE 40																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		1 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality			01	Quality Level 01																										
DOR CODE			5000IMPROVED 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	1,200	100	1993	1,200	88,932																									
BAS	366	100	1998	366	27,124																									
BAS	545	100	2007	545	40,389																									
FOP	500	30	1993	150	11,116																									
PTO	437	5	2007	22	1,630																									
TOTALS			3,048		2,283	169,192																								
EXTRA FEATURES						56423 GRIFFIN RD, CALLAHAN																								
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880														
2	0812	CONCRETE C	0	100	0	0	3,482.00	SF	4.00	4.00	100	2004	2004	3	83	11,560														
3	0681	POLE SHED	0	100	24	20	480.00	SF	15.00	15.00	100	1950	1950	3	20	1,440														
4	0511	GARAGE CB-	0	100	30	24	720.00	SF	40.00	40.00	100	1950	1950	3	20	5,760														
5	0510	GARAGE WD-	0	100	35	20	700.00	SF	35.00	35.00	100	2006	2006	3	40	9,800														
6	1242	WD DECK A	0	100	0	0	48.00	SF	10.00	10.00	100	1998	1998	3	20	96														
7	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2020	2020	3	90	29,988														
8	0855	CONC PAVER	0	100	0	0	510.00	SF	10.00	10.00	100	2020	2020	3	98	4,998														
9	0911	SCRN RM A	0	100	0	0	902.00	SF	17.50	17.50	100	2020	2020	3	86	13,575														
TOTAL OB/XF 78,097																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE													
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500													
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	370.00	370.00	1,110													
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	190.00	190.00	665													
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	126,750													
REVIEW DATE 07/06/2021 BY KBA Total Acres: 8.00 Total Land Value: 69,275 Market: 126,750 Agricultural: 1,775 Common: 67,500 PRINTED 07/30/2025 BY SYS																														

VALUATION SUMMARY

Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE		169,192
TOTAL MARKET OB/XF VALUE		78,097
TOTAL LAND VALUE - MARKET		194,250
TOTAL MARKET VALUE		316,564
SOH/AGL Deduction		154,192
ASSESSED VALUE		162,372
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,650
TOTAL JUST VALUE		441,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,774

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1560/0614	4/09/2008	QC Q	Q	I	01	100

GRANTOR: HICKOX CLAUDIA GRIFFI
GRANTEE: HICKOX DONALD WAYNE

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W32 BAS=[YR=2007] W30 S20 BAS=[YR=1993] S24
FOP=[YR=1993] S10 E50 N10 W50\$ E50 N12 BAS=[YR=1998] E10
N18 W41 S6 E31 S12\$ N12 W50\$ E19 N6 E11 N1 U1 R1 N10 U1 L1
N1\$ S1 D1 R1 S10 D1 L1 S1 E32 N14\$.