LOT 201
PT OR 453/424
NASSAU OAKS 3 UNR

RINER GUY W JR & DELORES J
56336 GRIFFIN ROAD
CALLAHAN, FL 32011

2025

48-3N-25-4197-0201-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

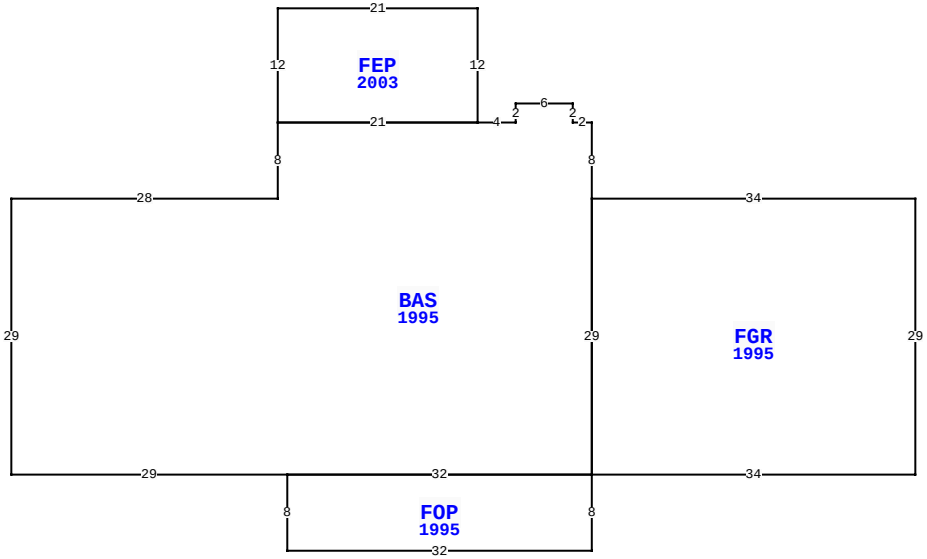
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,045	100	1995	2,045	170,239
FEP	252	80	2003	202	16,816
FGR	986	55	1995	542	45,120
FOP	256	30	1995	77	6,410
TOTALS	3,539			2,866	238,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,866	101.5200	101.52	290,956	1995	2000	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 0 Heated Area: 2045 HX Base Yr



56336 GRIFFIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,286
TOTAL MARKET OB/XF VALUE		4,973
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		378,259
SOH/AGL Deduction		168,368
ASSESSED VALUE		209,891
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,169
TOTAL JUST VALUE		378,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,602

MOM'S DW/MH ON LOT 205 (56039 PHOENIX CT)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429585	ADDITION	76,641	11/01/2014
B941203	NEW CONSTR	85,000	10/01/1994
P94612	NEW CONSTR	0	10/01/1994
4035	N/A	9,280	04/21/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0453/0424	5/01/1985	MS	U	V		19,000
GRANTOR:						
GRANTEE:						
0280/0464	12/01/1978	WD	Q	V		8,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W34 BAS=[YR=1995] N8 W2 N2 W6 S2 W4
FEP=[YR=2003] N12 W21 S12 E21 $ W21 S8 W28 S29 E29
FOP=[YR=1995] S8 E32 N8 W32 $ E32 N29 $ S29 E34 N29 $.

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	0810	CONCRETE A	0	100	0	0	380.00	SF	6.50	6.50	100	1995	1995	3	68	1,680	
2	0812	CONCRETE C	0	100	0	0	1,088.00	SF	4.00	4.00	100	1986	1986	3	47	2,045	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2015	2015	3	65	1,248	

LAND DESCRIPTION

TOTAL OB/XF 4,973

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	100	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

LOT 201
PT OR 453/424
NASSAU OAKS 3 UNR

RINER GUY W JR & DELORES J
56336 GRIFFIN ROAD
CALLAHAN, FL 32011

2025

48-3N-25-4197-0201-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

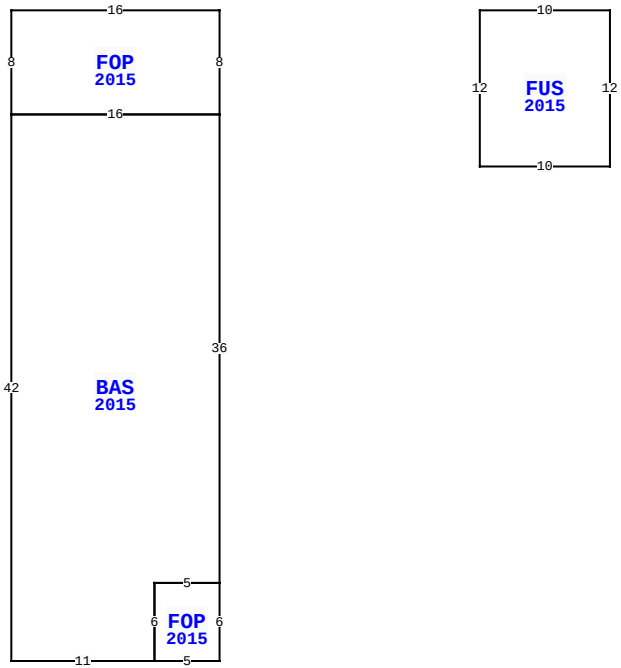
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	642	100	2015	642	71,185
FOP	30	30	2015	9	998
FOP	128	30	2015	38	4,213
FUS	120	100	2015	120	13,306
TOTALS	920			809	89,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	809	115.5000	115.50	93,440	2015	2015	0	0	0	4.00	96.00

2 SINGLE FAM – 100% - 0 Heated Area: 762 HX Base Yr



56336 GRIFFIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,286
TOTAL MARKET OB/XF VALUE		4,973
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		378,259
SOH/AGL Deduction		168,368
ASSESSED VALUE		209,891
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,169
TOTAL JUST VALUE		378,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0453/0424	5/01/1985	MS	U	V		19,000
GRANTOR:						
GRANTEE:						
0280/0464	12/01/1978	WD	Q	V		8,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W16 S8 BAS=[YR=2015] S42 E11 FOP=[YR=2015] E5 N6 W5 S6$ N6 E5 N36 W16$ E16 N8$ PTR=E20 FUS=[YR=2015] E10 S12 W10 N12$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS