LOT 1
IN OR 2238/40
HEARTWOOD FARMS PBK 8/313

**POWELL DAN & REGINA A**
56502 GRIFFIN RD
CALLAHAN, FL 32011

**2026**

**01-2N-25-1001-0001-0000**

## BUILDING CHARACTERISTICS

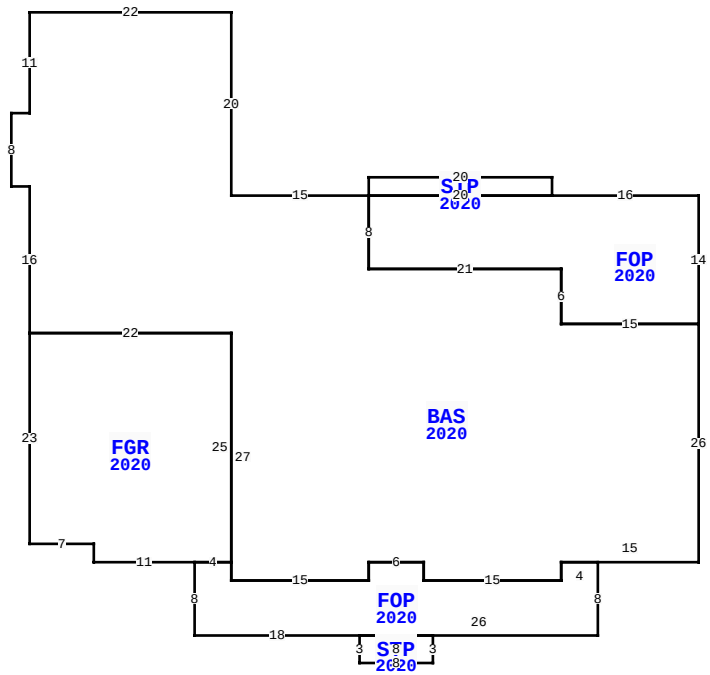
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8031.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,508 | 100 | 2020 | 2,508 | 422,321 |
| FGR | 536 | 55 | 2020 | 295 | 49,675 |
| FOP | 292 | 30 | 2020 | 88 | 14,819 |
| FOP | 378 | 30 | 2020 | 113 | 19,028 |
| STP | 24 | 10 | 2020 | 2 | 337 |
| STP | 40 | 10 | 2020 | 4 | 674 |
| TOTALS | 3,778 | | | 3,010 | 506,852 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,010 | 105.3906 | 174.95 | 526,600 | 2020 | 2020 | 0 | 0 | 0 | 3.75 | 96.25 |

1 SFR CUST 100% - 2021 Heated Area: 2508 HX Base Yr 2021




56502 GRIFFIN RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | 02/26/2025 KBA |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 506,852 |
| TOTAL MARKET OB/XF VALUE | | 3,430 |
| TOTAL LAND VALUE - MARKET | | 235,280 |
| TOTAL MARKET VALUE | | 547,922 |
| SOH/AGL Deduction | | 293,617 |
| ASSESSED VALUE | | 254,305 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 202,894 |
| TOTAL JUST VALUE | | 745,562 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 762,351 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19011263 | CO ISSUED | 0 | 07/27/2020 |
| 20002903 | XFOB | 0 | 04/02/2020 |
| 19011263 | NEW CONSTR | 348,009 | 10/25/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2238/0040 | 11/13/2018 | SW | Q | V | 02 | 105,400 |

GRANTOR: RAYDIENT LLC DBA RAYD

GRANTEE: POWELL DAN & REGINA

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2020] W16 STP=[YR=2020] N2 W20 S2 E20$W20
BAS=[YR=2020] W15 N20 W22 S11 W2 S8 E2 S16 FGR=[YR=2020] S23 E7 S2 E11 FOP=[YR=2020] S8 E18 STP=[YR=2020] S3 E8 N3 W8$ E26 N8 W4 S2 W15 N2 W6 S2 W15 N2 W4$ E4 N25 W22$ E22 S27 E15 N2 E6 S2 E15 N2 E15 N26 W15 N6 W21 N8$ S8 E21 S6 E15 N14$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2020 | 2020 | 3 | 98 | 3,430 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,430

| 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 | 005000 | C | AGRICULTURAL | 100 | | OR | 0.00 | 0.00 | 1.84 | AC | | 1.00 | 1.00 | 1.00 | 17,000.00 | 17,000.00 | 31,280 | | | | | | | |
| 2 | 005500 | A | TIMBER 2 N S | 0 | | OR | 0.00 | 0.00 | 12.00 | AC | | 1.00 | 1.00 | 1.00 | 530.00 | 530.00 | 6,360 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 12.00 | AC | | 1.00 | 1.00 | 1.00 | 17,000.00 | 17,000.00 | 204,000 | | | | | | | |

REVIEW DATE 02/26/2025 BY TWA Total Acres: 13.84 Total Land Value: 37,640 Market: 204,000 Agricultural: 6,360 Common: 31,280 PRINTED 07/09/2026 BY SYS