



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	1	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08

NEIGHBORHOOD/LOC	8031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,824	100	2021	2,824	454,172
FGR	576	55	2021	317	50,982
FOP	245	30	2021	74	11,901
FOP	470	30	2021	141	22,677
FST	32	55	2021	18	2,894
FUS	766	100	2021	766	123,193
STR	120	10	2021	12	1,930
TOTALS	5,033			4,152	667,750

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2021		100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2021		100	6,000	
5	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	
7	0912	SCRN RM G	0	0	41	31	1,271.00	SF	21.00	21.00	100	2026	2025		100	26,691	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	009900	C

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,152	99.8800	165.80	688,402	2021	2021	0	0	0	3.00	97.00
1 SFR CUST 0% - 0 Heated Area: 3590 HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/08/2026 MLU												

56542 GRIFFIN RD, CALLAHAN

TOTAL OB/XF												
92,156												

TOTAL OB/XF												
92,156												

Market: 0	Agricultural: 0	Common: 234,768
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6 Tax Dist:	
BUILDING MARKET VALUE		802,388	
TOTAL MARKET OB/XF VALUE		92,156	
TOTAL LAND VALUE - MARKET		234,768	
TOTAL MARKET VALUE		1,129,312	
SOH/AGL Deduction		93,000	
ASSESSED VALUE		1,036,312	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,036,312	
TOTAL JUST VALUE		1,129,312	
NCON VALUE		83,374	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,049,798	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25002112	861-400 855-1279	106,481	02/27/2025
20013095	CO ISSUED	0	10/04/2021
21004807	XFOB	61,536	04/19/2021
20013095	NEW CONSTR	488,703	12/31/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2690/1424	12/27/2023	WD	U	I	11	100	
GRANTOR: FANNIN KENT W & LITA							
GRANTEE: FANNIN KENT & LITA							
2306/1109	9/18/2019	SW	Q	V	01	155,000	
GRANTOR: RAYDIENT LLC D/B/A							
GRANTEE: FANNIN KENT W & LIT							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2021] W17 FOP=[YR=2021] W41 S10 E11 S2 E30 N12\$ S12 W30 N2 W11 N29 W24 S36 FST=[YR=2021] S4 FGR=[YR=2021] S23 E12 S2E12 N1 FOP=[YR=2021] E35 N7 W35 S7\$ N24 W24 \$ E8 N4 W8\$ E8 S4 E16 S17 E35 S8 E12 N2E11 N44\$ PTR=E20 STR=[YR=2021] E15 FUS=[YR=2021] E35 S20 W12 S6 W11 N6 W12 N20\$ S8 W15 N8\$ W20\$.							

FANNIN KENT & LITA REVOCABLE TRUST/FANNIN KENT WAR
56542 GRIFFIN RD
CALLAHAN, FL 32011

01-2N-25-1001-0003-0000

[illegible]

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2026

[illegible]