

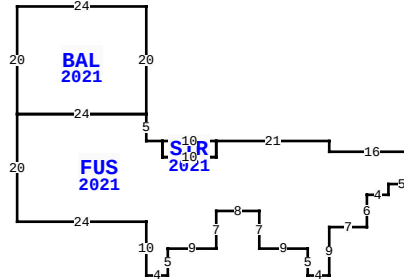
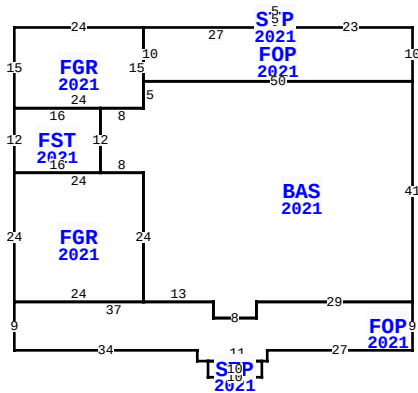
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	5 100
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
		08
NEIGHBORHOOD/LOC	8031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	480	15	2021	72	11,772
BAS	2,170	100	2021	2,170	354,789
FGR	360	55	2021	198	32,373
FGR	576	55	2021	317	51,828
FOP	500	30	2021	150	24,525
FOP	668	30	2021	200	32,699
FST	192	55	2021	106	17,330
FUS	1,274	100	2021	1,274	208,295
STP	15	10	2021	2	327
STP	30	10	2021	3	491
TOTALS	6,295			4,495	734,919

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,495	100.1440	166.24	747,249	2021	2021	0	0	0	98.35
1 SFR CUST		100% - 2022		Heated Area: 3444		HX Base Yr 2022					



** This building has 11 Sub-Areas

56582 GRIFFIN RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2026 MLU

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY					STANDARD				
VALUATION BY					Tax Group: 6				
BUILDING MARKET VALUE					807,893				
TOTAL MARKET OB/XF VALUE					3,465				
TOTAL LAND VALUE - MARKET					380,864				
TOTAL MARKET VALUE					1,192,222				
SOH/AGL Deduction					180,421				
ASSESSED VALUE					1,011,801				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					960,390				
TOTAL JUST VALUE					1,192,222				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,150,740				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013890	SFR 24X24 PERGOLA	20,056	12/22/2025
SP250007402	POOL RESI	140,000	07/07/2025
2002050	CO ISSUED	0	04/09/2021
2002050	NEW CONSTR	455,449	03/06/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2554/1364	4/08/2022	WD	Q	V	03	350,000
GRANTOR: GREEN CHARLES H						
GRANTEE: MURRAY JEFF						
2238/0030	11/08/2018	SW	Q	V	01	135,100
GRANTOR: RAYDIENT LLC DBA RAYD						
GRANTEE: MURRAY JEFFREY S						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2021] W23 STP=[YR=2021] N3 W5 S3 E5\$ W27									
FGR=[YR=2021] W24 S15 FST=[YR=2021] S12 FGR=[YR=2021] S24									
FOP=[YR=2021] S9 E34 S2 E2 STP=[YR=2021] S3 E10 N3 W10\$ E11									
N2 E27 N9 BAS=[YR=2021] N41 W50 S5 W8 S12 E8 S24 E13 S3 E8 N3									
E29\$ W29 S3 W8 N3 W37\$ E24 N24 W24\$ E16 N12 W16\$ E24 N15\$ S10									
E50 N10\$ PTR=E20 BAL=[YR=2021] E24 S20 FUS=[YR=2021] S5 E3									
STR=[YR=2021] E10 S3 W10 N3\$ S3 E10 N3 E21 S2 E16 S6W5 S2 W4									
S6 W7 S9 W4 N5 W9 N7 W8 S7 W9 S5 W4 N10 W24 N20 E24\$ W24 N20\$									
W20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	43.28

[illegible]