PT SE1/4 OF SW1/4 EX 1-43
IN OR 2395/534

GRIFFIN ANDREW C & CHERREE C
56209 GRIFFIN FARM ROAD
CALLAHAN, FL 32011

2026

03-1N-25-0000-0001-0060

BUILDING CHARACTERISTICS

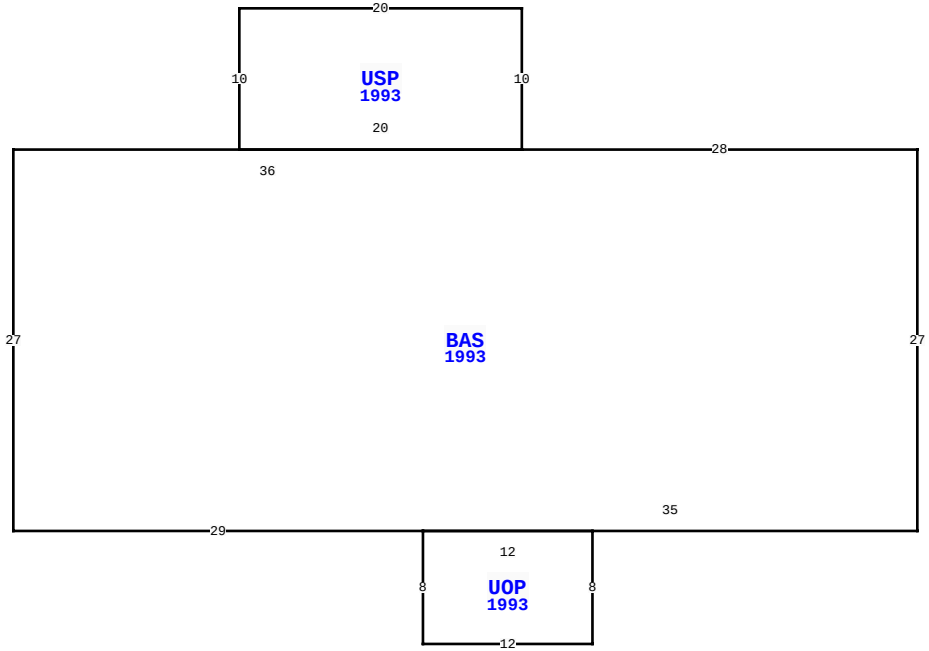
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	01	Quality Level 01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1993	1,728	18,935
UOP	96	25	1993	24	263
USP	200	50	1993	100	1,096
TOTALS	2,024			1,852	20,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,852	64.4600	54.79	101,471	1989	1989	0	0	10	70.00	20.00

1 M/H 93- 0% - 0 Heated Area: 1728 HX Base Yr



54163 CRAVEY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0510	GARAGE WD-	0	0	24	18	432.00	SF	35.00	35.00	100	1995	1995	3	20	3,024	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	20,294
TOTAL MARKET OB/XF VALUE	3,024
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	73,318
SOH/AGL Deduction	6,538
ASSESSED VALUE	66,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,780
TOTAL JUST VALUE	73,318
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8042	XFOB	816	04/29/1992
7997	MH MOVE-ON	27,000	12/07/1989
6015	CHNGE SRVC	0	06/23/1989
5696	HOUSEMVING	7,500	05/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2395/0534	9/16/2020	WD	Q	I	01	63,000
GRANTOR: DIANGELO GARY & MELIS						
GRANTEE: GRIFFIN ANDREW C &						
2302/0085	8/27/2019	WD	Q	I	01	45,000
GRANTOR: DAVIS BILLY WAYNE						
GRANTEE: DIANGELO GARY & MEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 USP=[YR=1993] N10 W20 S10 E20$ W36 S27 E29
UOP=[YR=1993] S8 E12 N8 W12$E35 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,024

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	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/02/2023 BY KW Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS