

LOT 16
PT OR 1692/42
EX R/W CASE #01-417-CA

GRIFFIS & GRIFFIS FAMILY LLC
55318 PITTMAN RD
CALLAHAN, FL 32011

2026

15-2N-25-2980-0016-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																							
																	VALUATION BY STANDARD																								
																	Tax Group: 6											Tax Dist:													
																	BUILDING MARKET VALUE											0													
																	TOTAL MARKET OB/XF VALUE											6,000													
																	TOTAL LAND VALUE - MARKET											50,000													
																	TOTAL MARKET VALUE											56,000													
																	SOH/AGL Deduction											6,390													
																	ASSESSED VALUE											49,610													
																	TOTAL EXEMPTION VALUE											0													
																	BASE TAXABLE VALUE											49,610													
DOR CODE						0001				VAC W/XFOB																															
MAP NUM										MKT AREA				08																											
NEIGHBORHOOD/LOC						8026.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
TOTALS																																									
EXTRA FEATURES						55205 PITTMAN RD, CALLAHAN																																			
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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1990		100	6,000																									
LAND DESCRIPTION						TOTAL OB/XF 6,000																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000																								
REVIEW DATE 03/01/2023 BY KW						Total Acres: 1.00						Total Land Value: 50,000						Market: 0						Agricultural: 0						Common: 50,000						PRINTED 07/09/2026 BY SYS					