LOT 9
IN OR 2206/751
MILLS CORNER PBK 8/271

JESSIE DONALD M JR & TONIA J
56065 GRIFFIN ROAD
CALLAHAN, FL 32011

2026

34-3N-25-0121-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

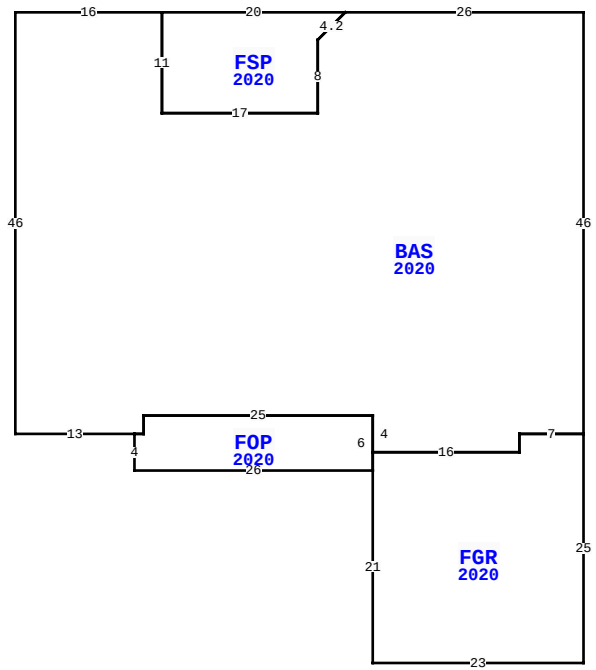
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,643	100	2020	2,643	532,032
FGR	543	55	2020	299	60,189
FOP	154	30	2020	46	9,260
FSP	192	40	2020	77	15,500
TOTALS	3,532			3,065	616,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,065	124.3748	206.46	632,800	2020	2020	0	0	0	2.50	97.50

1 SFR CUST 100% - 2022 Heated Area: 2643 HX Base Yr 2022



56065 GRIFFIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		616,980
TOTAL MARKET OB/XF VALUE		14,576
TOTAL LAND VALUE - MARKET		222,200
TOTAL MARKET VALUE		853,756
SOH/AGL Deduction		219,558
ASSESSED VALUE		634,198
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		582,787
TOTAL JUST VALUE		853,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		655,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006032	CO ISSUED	0	03/05/2020
19003698	NEW CONSTR	352,824	06/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2206/0751	6/26/2018	SW	Q	V	01	80,000

GRANTOR: RAYDIENT LLC
GRANTEE: JESSIE DONALD M JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 FSP=[YR=2020] W20 S11 E17 N8 U3 R3 $ L3 D3 S8 W17 N11 W16 S46 E13 FOP=[YR=2020] S4 E26 FGR=[YR=2020] S21 E23 N25 W7 S2 W16 S2$ N6 W25 S2 W1$ E1 N2 E25 S4 E16 N2 E7 N46$.

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	03	98	3,430	
3	0940	SHEDS/PORT	0	100	36	12	432.00	SF	30.00	30.00	100	2021	2021	3	86	11,146	

LAND DESCRIPTION

TOTAL OB/XF 14,576

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	100	0006	OR	0.00	0.00	5.05	AC		1.00	1.00	1.00	44,000.00	44,000.00	222,200							

REVIEW DATE 03/30/2026 BY TWA Total Acres: 5.05 Total Land Value: 222,200 Market: 0 Agricultural: 0 Common: 222,200 PRINTED 07/09/2026 BY SYS