LOT 4
OLD MILL OR 2351/678

HICE BRIAN & LAURA
56256 GRIFFIN RD
CALLAHAN, FL 32011

2026

35-3N-25-1815-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

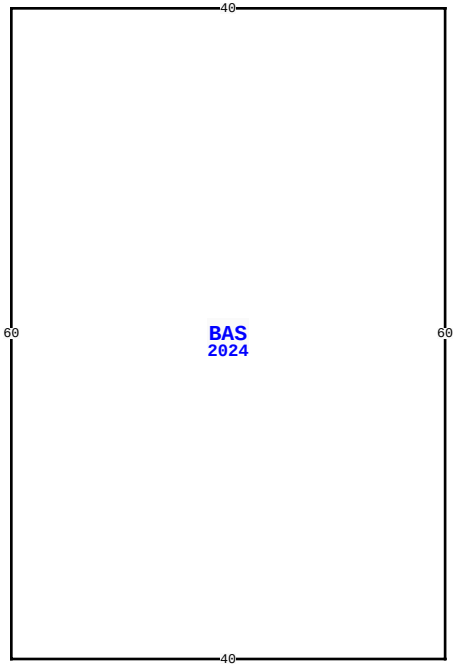
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2024	2,400	52,224
TOTALS	2,400			2,400	52,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	56.3500	21.98	52,752	2025	2025	0	0	0	1.00	99.00

1 GARAGE RES 0% - 2026 Heated Area: 2400 HX Base Yr



56256 GRIFFIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	52,224
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	169,000
TOTAL MARKET VALUE	221,224
SOH/AGL Deduction	23,998
ASSESSED VALUE	197,226
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,226
TOTAL JUST VALUE	221,224
NCON VALUE	52,224
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
260005671	POOL ENCLOSURE; 1	13,000	05/28/2026
SP260004170	POOL RESI	112,730	04/20/2026
CO260002927			03/19/2026
B250010052	N RES 503	541,951	09/08/2025
B250008293	6500-40*60	158,880	07/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2755/712	11/29/2024	WD	Q	V	02	150,000
GRANTOR: THODE DARWIN L II & N						
GRANTEE: HICE BRIAN & LAURA						
2425/0697	1/13/2021	SW	Q	V	01	99,900
GRANTOR: RAYDIENT LLC						
GRANTEE: THODE DARWIN LEWIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E40 S60 W40 N60 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	5.20	AC		1.00	1.00	1.30	25,000.00	32,500.00	169,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.20 Total Land Value: 169,000 Market: 0 Agricultural: 0 Common: 169,000 PRINTED 07/09/2026 BY SYS