LOT 5
OLD MILL OR 2351/678
ESMT IN OR 2626-252

GREEN CHARLES H
56264 GRIFFIN RD
CALLAHAN, FL 32011

2026

35-3N-25-1815-0005-0000

BUILDING CHARACTERISTICS

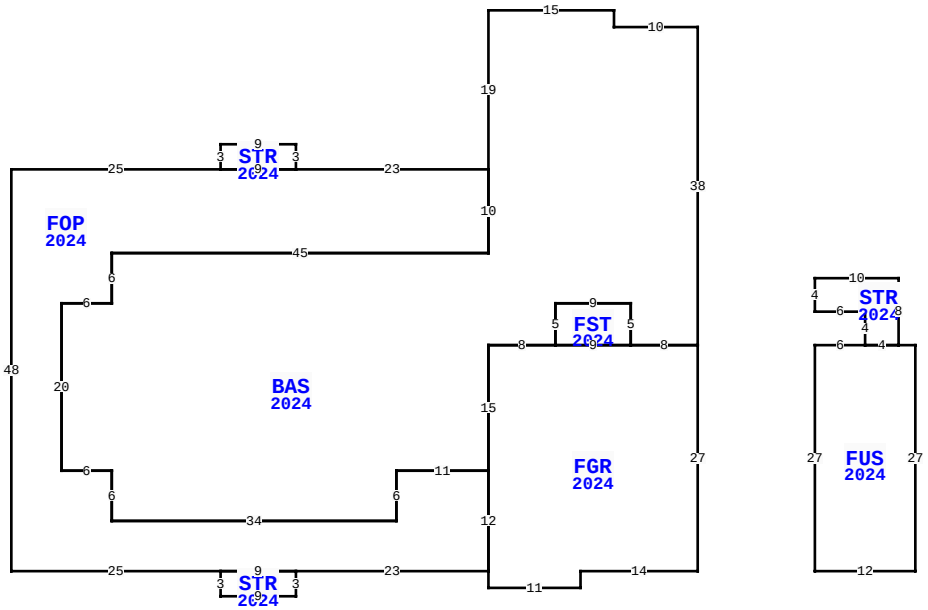
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	2,429	100	2024	2,429	392,860
FGR	697	55	2024	383	61,946
FOP	1,242	30	2024	373	60,328
FST	45	55	2024	25	4,044
FUS	324	100	2024	324	52,403
STR	27	10	2024	3	486
STR	27	10	2024	3	486
STR	56	10	2024	6	970
TOTALS	4,847			3,546	573,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,546	97.9200	162.55	576,402	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 2753 HX Base Yr 2024



56264 GRIFFIN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		573,520
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		228,150
TOTAL MARKET VALUE		805,135
SOH/AGL Deduction		297,101
ASSESSED VALUE		508,034
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		456,623
TOTAL JUST VALUE		805,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		735,457

MISC PUMP HOUSE = NV : KW 1/2024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-01386	CO		10/26/2023
B2301386	NEW CONSTR	535,634	02/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/1581	9/01/2020	SW	Q	V	02	149,900

GRANTOR: RAYDIENT LLC

GRANTEE: GREEN CHARLES H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,0] W10 N2 W15 S19 S10 W45 S6 W6 S20 E6 S6 E34 N6 E11 N15 E8 N5 E9 S5 E8 N38 $
FOP=[YR=2024;ORIG=45,53] W11 S6 W34 N6 W6 N20 E6 N6 E45 N10 W23 W9 W25 S48 E25 E9 E23 N12 $
FST=[YR=2024;ORIG=53,33] E9 S5 W9 N5 $
FGR=[YR=2024;ORIG=45,67] N2 N12 N15 E8 E9 E8 S27 W14 S2 W11 $
FUS=[YR=2024;ORIG=84,65] E12 N27 W2 W4 W6 S27 $
STR=[YR=2024;ORIG=84,30] E10 S8 W4 N4 W6 N4 $
STR=[YR=2024;ORIG=13,65] E9 S3 W9 N3 $
STR=[YR=2024;ORIG=13,17] N3 E9 S3 W9 $
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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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023	03	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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		OR	0.00	0.00	7.02	AC		1.00	1.00	1.30	25,000.00	32,500.00	228,150							

REVIEW DATE 01/11/2024 BY KWA Total Acres: 7.02 Total Land Value: 228,150 Market: 0 Agricultural: 0 Common: 228,150 PRINTED 07/09/2026 BY SYS