LOT 6
OLD MILL OR 2351/678
ESMT IN OR 2611-503, OR 2610/151

VIENNEAU STEVEN M & JAMIE M
56272 GRIFFIN RD
CALLAHAN, FL 32011

2026

35-3N-25-1815-0006-0000

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

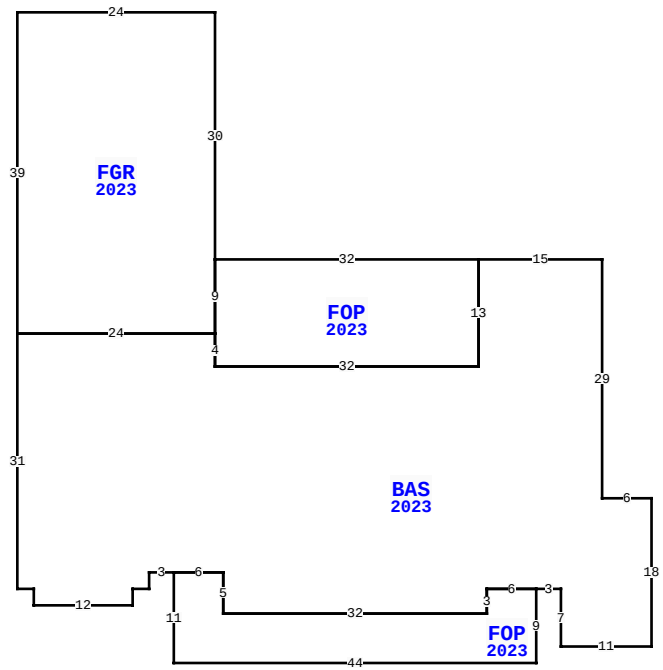
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,453	100	2023	2,453	421,197
FGR	936	55	2023	515	88,430
FOP	312	30	2023	94	16,141
FOP	416	30	2023	125	21,463
TOTALS	4,117			3,187	547,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,187	103.9600	172.57	549,981	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 2453 HX Base Yr 2024



56272 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		547,231
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		225,550
TOTAL MARKET VALUE		776,246
SOH/AGL Deduction		132,063
ASSESSED VALUE		644,183
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		592,772
TOTAL JUST VALUE		776,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		706,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260001923	NEW RES AC	125,352	02/24/2026
22008069	NEW CONSTR	419,345	05/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/0734	6/23/2021	SW	Q	V	01	149,900

GRANTOR: RAYDIENT LLC
GRANTEE: VIENNEAU STEVEN M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,0] W15 S13 W32 N4 W24 S31 E2 S2 E12 N2 E2 N2 E3 E6 S5 E32 N3 E6 E3 S7 E11 N18 W6 N29 $
FOP=[YR=2023;ORIG=53,0] S9 S4 E32 N13 W32 $
FGR=[YR=2023;ORIG=29,-30] E24 S30 S9 W24 N39 $
FOP=[YR=2023;ORIG=86,40] S3 W32 N5 W6 S11 E44 N9 W6 $
.

EXTRA FEATURES

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	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	6.94	AC		1.00	1.00	1.30	25,000.00	32,500.00	225,550							

REVIEW DATE 08/04/2023 BY KW Total Acres: 6.94 Total Land Value: 225,550 Market: 0 Agricultural: 0 Common: 225,550 PRINTED 07/09/2026 BY SYS