PT OR 2399/115
ESMT IN OR 370/640
EX 1-1 & 1-2

GRIFFIN FRANCIS MATTHEW JR/GRIFFIN ANDREW CAVE
56082 GRIFFIN FARM RD
CALLAHAN, FL 32011

2026

48-3N-25-0000-0001-0000

BUILDING CHARACTERISTICS

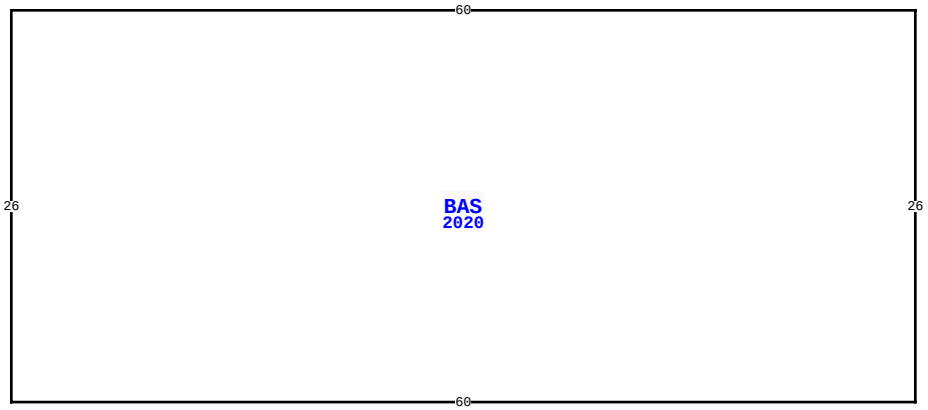
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	1,560	100	2020	1,560	48,101
TOTALS	1,560			1,560	48,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	114.2000	102.78	160,337	1997	1997	0	0	0	70.00	30.00

2 M/H 94+ 0% - 0 Heated Area: 1560 HX Base Yr



56209 GRIFFIN FARM RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	03/28/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	685,837
TOTAL MARKET OB/XF VALUE	34,219
TOTAL LAND VALUE - MARKET	1,147,410
TOTAL MARKET VALUE	790,061
SOH/AGL Deduction	0
ASSESSED VALUE	790,061
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	790,061
TOTAL JUST VALUE	1,867,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,343,223

GR/UT (25X25) DIRECTLY BEHIND SW/MH @ 56209
@ 56209 GRIFFIN RD _ VIN: 035686 _ 1993 SW/MH (12X
@ 56442 GRIFFIN RD _ VIN: FLHML2P79016843(A/B) _ 1
@ 56426 GRIFFIN RD _ VIN: SBHGA22001978(A/B) _ 202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008915	PRIVATE PROVIDER	420,664	07/31/2024
B2307629	SFR	420,664	06/14/2023
21009478	CO ISSUED	0	02/28/2022
E21903	ELEC OTHER	0	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/0115	10/05/2020	PR	U	I	19	100
GRANTOR: GRIFFIN FRANCIS M JR						
GRANTEE: GRIFFIN FRANCIS M J						
1500/1301	5/23/2007	WD	U	I	07	100
GRANTOR: GRIFFIN FRANCIS M & C						
GRANTEE: GRIFFIN FRANCIS MAT						

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	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152	
2	0680	POLE SHED	0	0	12	30	360.00	SF	10.00	10.00	100	1980	1980	3	20	720	
3	0681	POLE SHED	0	0	160	32	5,120.00	SF	15.00	15.00	100	1960	1960	3	20	15,360	
4	0350	CARPORT WD	0	0	20	40	800.00	SF	13.00	13.00	100	2002	2002	3	20	2,080	
5	0510	GARAGE WD-	0	0	25	25	625.00	SF	35.00	35.00	100	2002	2002	3	28	6,125	
6	0510	GARAGE WD-	0	0	41	25	1,025.00	SF	35.00	35.00	100	1979	1979	3	20	7,175	
7	0680	POLE SHED	0	0	41	14	574.00	SF	10.00	10.00	100	2002	2002	3	28	1,607	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=-2,0] W60 S26 E60 N26 $
.

LAND DESCRIPTION

TOTAL OB/XF 34,219

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	59.31	AC		1.00	1.00	1.00	370.00	370.00	21,945							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	530.00	530.00	11,660							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	170.00	170.00	3,400							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	101.31	AC		1.00	1.00	1.00	11,000.00	11,000.00	1,114,410							

REVIEW DATE 12/17/2024 BY TW Total Acres: 104.31 Total Land Value: 70,005 Market: 1,114,410 Agricultural: 37,005 Common: 33,000 PRINTED 07/09/2026 BY SYS

PT OR 2399/115
ESMT IN OR 370/640
EX 1-1 & 1-2

GRIFFIN FRANCIS MATTHEW JR/GRIFFIN ANDREW CAVE
56082 GRIFFIN FARM RD
CALLAHAN, FL 32011

2026

48-3N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

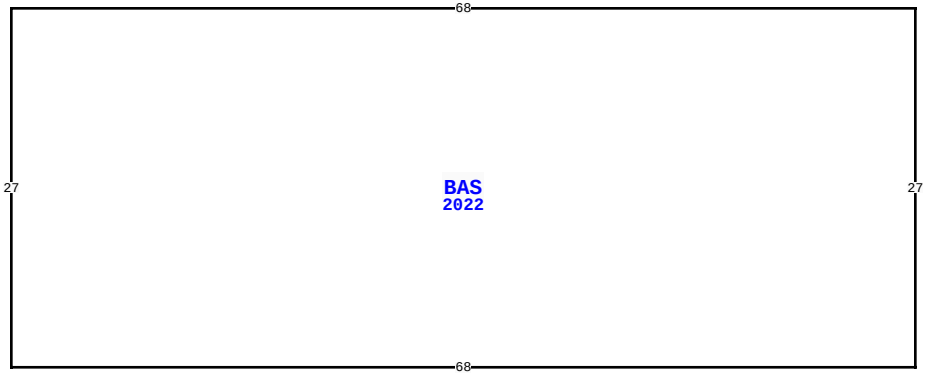
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	1,836	100	2022	1,836	201,682
TOTALS	1,836			1,836	201,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	128.4800	115.63	212,297	2021	2021	0	0	0	5.00	95.00

3 M/H 94+ 0% - 0 Heated Area: 1836 HX Base Yr



56209 GRIFFIN FARM RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	03/28/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	685,837
TOTAL MARKET OB/XF VALUE	34,219
TOTAL LAND VALUE - MARKET	1,147,410
TOTAL MARKET VALUE	790,061
SOH/AGL Deduction	0
ASSESSED VALUE	790,061
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	790,061
TOTAL JUST VALUE	1,867,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,343,223

HTD 2426/ FOP 440 @ 56209 GRIFFIN RD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2399/0115	10/05/2020	PR	U	I	19	100
GRANTOR: GRIFFIN FRANCIS M JR						
GRANTEE: GRIFFIN FRANCIS M J						
1500/1301	5/23/2007	WD	U	I	07	100
GRANTOR: GRIFFIN FRANCIS M & C						
GRANTEE: GRIFFIN FRANCIS MAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W68 S27 E68 N27$.

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

REVIEW DATE 12/17/2024 BY TW Total Acres: 104.31 Total Land Value: 70,005 Market: 1,114,410 Agricultural: 37,005 Common: 33,000 PRINTED 07/09/2026 BY SYS

PT OR 2399/115
ESMT IN OR 370/640
EX 1-1 & 1-2

GRIFFIN FRANCIS MATTHEW JR/GRIFFIN ANDREW CAVE
56082 GRIFFIN FARM RD
CALLAHAN, FL 32011

2026

48-3N-25-0000-0001-0000

BUILDING CHARACTERISTICS

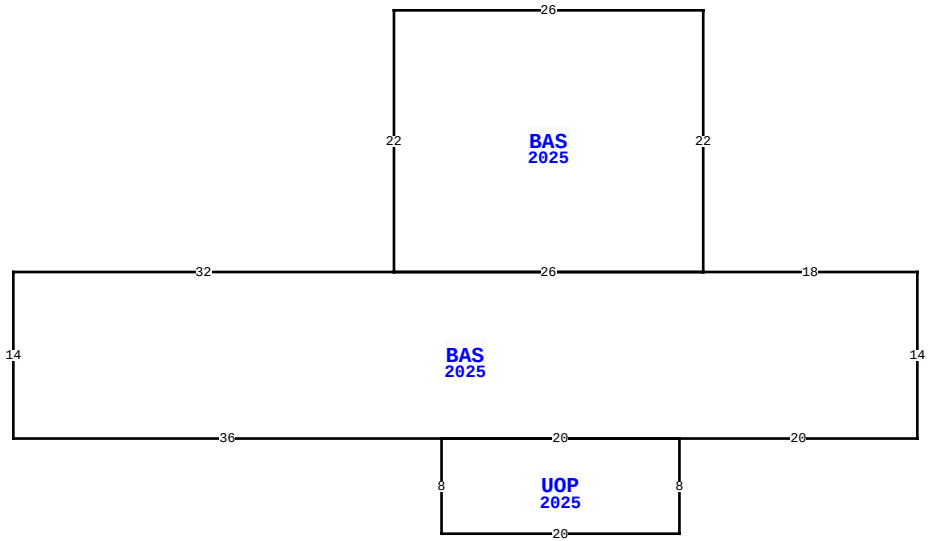
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	572	100	2025	572	17,912
BAS	1,064	100	2025	1,064	33,318
UOP	160	25	2025	40	1,253
TOTALS	1,796			1,676	52,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,676	122.8000	104.38	174,941	1993	1993	0	0	0	70.00	30.00

4 M/H 93- 0% - 2025 Heated Area: 1636 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	03/28/2025 KBA

56209 GRIFFIN FARM RD, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 3 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	685,837
TOTAL MARKET OB/XF VALUE	34,219
TOTAL LAND VALUE - MARKET	1,147,410
TOTAL MARKET VALUE	790,061
SOH/AGL Deduction	0
ASSESSED VALUE	790,061
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	790,061
TOTAL JUST VALUE	1,867,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,343,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/0115	10/05/2020	PR	U	I	19	100
GRANTOR: GRIFFIN FRANCIS M JR						
GRANTEE: GRIFFIN FRANCIS M J						
1500/1301	5/23/2007	WD	U	I	07	100
GRANTOR: GRIFFIN FRANCIS M & C						
GRANTEE: GRIFFIN FRANCIS MAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E32 E26 E18 S14 W20 W20 W36 N14 $
UOP=[YR=2025;ORIG=46,24] E20 S8 W20 N8 $
BAS=[YR=2025;ORIG=42,10] E26 N22 W26 S22 $
.

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

REVIEW DATE 12/17/2024 BY TW Total Acres: 104.31 Total Land Value: 70,005 Market: 1,114,410 Agricultural: 37,005 Common: 33,000 PRINTED 07/09/2026 BY SYS

PT OR 2399/115
ESMT IN OR 370/640
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GRIFFIN FRANCIS MATTHEW JR/GRIFFIN ANDREW CAVE
56082 GRIFFIN FARM RD
CALLAHAN, FL 32011

2026

48-3N-25-0000-0001-0000

BUILDING CHARACTERISTICS

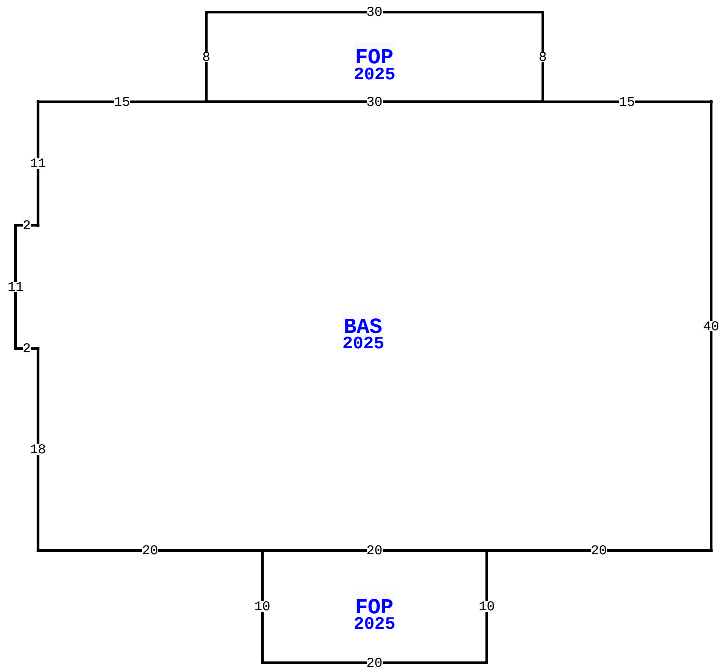
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
InterioSELECTo	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	2,422	100	2025	2,422	363,748
FOP	200	30	2025	60	9,011
FOP	240	30	2025	72	10,813
TOTALS	2,862			2,554	383,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,554	108.8640	151.32	386,471	2024	2024	0	0	0	0.75	99.25

5 SNGL FAM 0% - 2025 Heated Area: 2422 HX Base Yr



56209 GRIFFIN FARM RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	03/28/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	685,837
TOTAL MARKET OB/XF VALUE	34,219
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TOTAL MARKET VALUE	790,061
SOH/AGL Deduction	0
ASSESSED VALUE	790,061
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	790,061
TOTAL JUST VALUE	1,867,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,343,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/0115	10/05/2020	PR	U	I	19	100
GRANTOR: GRIFFIN FRANCIS M JR						
GRANTEE: GRIFFIN FRANCIS M J						
1500/1301	5/23/2007	WD	U	I	07	100
GRANTOR: GRIFFIN FRANCIS M & C						
GRANTEE: GRIFFIN FRANCIS MAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E15 E30 E15 S40 W20 W20 W20 N18 W2 N11 E2 N11 $
FOP=[YR=2025;ORIG=30,50] E20 S10 W20 N10 $
FOP=[YR=2025;ORIG=25,10] E30 N8 W30 S8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/17/2024 BY TW Total Acres: 104.31 Total Land Value: 70,005 Market: 1,114,410 Agricultural: 37,005 Common: 33,000 PRINTED 07/09/2026 BY SYS