PT OF CORNELIUS GRIFFIN GRANT
IN SEC 48-3N-25E
PT OR 1500/1304

HICKOX CLAUDIA GRIFFIN
56429 GRIFFIN ROAD
CALLAHAN, FL 32011

2026

48-3N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

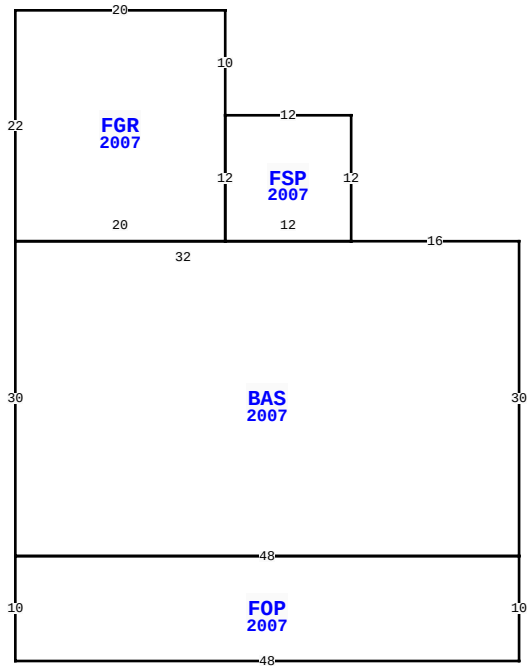
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,440	100	2007	1,440	192,053
FGR	440	55	2007	242	32,276
FOP	480	30	2007	144	19,205
FSP	144	40	2007	58	7,735
TOTALS	2,504			1,884	251,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,884	104.8600	145.76	274,612	2007	2007	0	0	0	8.50	91.50

2 SNGL FAM 100% - 2008 Heated Area: 1440 HX Base Yr 2008



56429 GRIFFIN RD, CALLAHAN

BLD DATE	09/24/2007 0	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		348,575
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		357,583
TOTAL MARKET VALUE		399,647
SOH/AGL Deduction		104,027
ASSESSED VALUE		295,620
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		189,209
TOTAL JUST VALUE		706,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		775,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530065	ADDITION	7,722	03/01/2015
E18552	ELEC OTHER	4,250	12/01/2006
M12341	MECH OTHER	0	12/01/2006
P11726	OTHER	0	11/01/2006
C18693	CO ISSUED	0	10/01/2006
B18693	NEW CONSTR	156,816	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/1304	5/23/2007	WD	U	I	07	100
GRANTOR: GRIFFIN FRANCIS & CLA						
GRANTEE: HICKOX CLAUDIA GRIF						
1057/0946	5/23/2002	WD	U	I	18	100
GRANTOR: GRIFFIN A C &						
GRANTEE: HICKOX CLAUDIA G						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2007] W16 FSP=[YR=2007] N12 W12 FGR=[YR=2007] N10 W20 S22 E20 N12$ S12 E12$ W32 S30 FOP=[YR=2007] S10 E48 N10 W48$ E48 N30$.

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	14,600							
2	005000	C	AGRICULTURAL	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	29,200							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	17.49	AC		1.00	1.00	1.00	370.00	370.00	6,472							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	200.00	200.00	800							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	21.49	AC		1.00	1.00	1.00	14,600.00	14,600.00	313,783							

REVIEW DATE 01/01/2023 BY CD Total Acres: 24.49 Total Land Value: 51,072 Market: 313,783 Agricultural: 7,272 Common: 43,800 PRINTED 07/09/2026 BY SYS

PT OF CORNELIUS GRIFFIN GRANT
IN SEC 48-3N-25E
PT OR 1500/1304

HICKOX CLAUDIA GRIFFIN
56429 GRIFFIN ROAD
CALLAHAN, FL 32011

2026

48-3N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

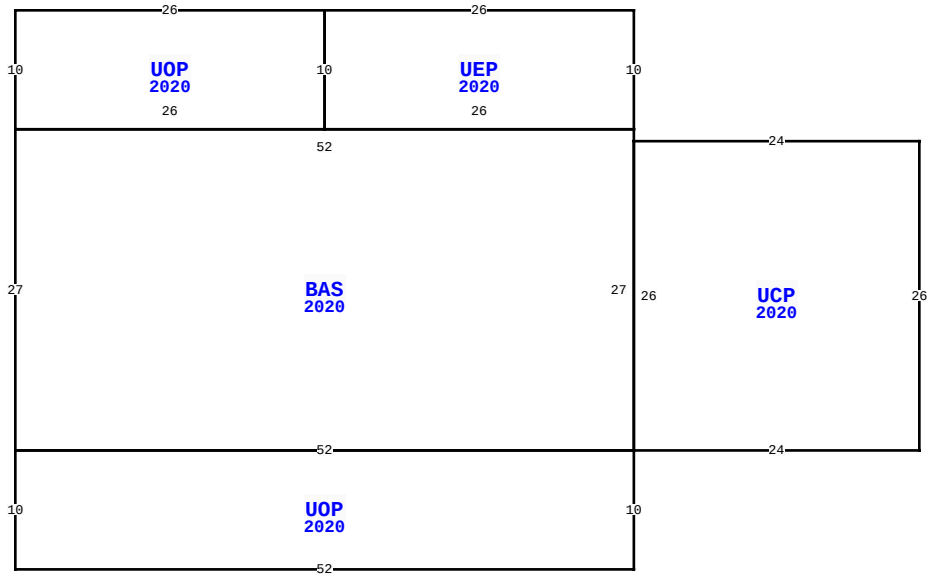
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,404	100	2020	1,404	40,528
UCP	624	20	2020	125	3,608
UEP	260	70	2020	182	5,254
UOP	260	25	2020	65	1,876
UOP	520	25	2020	130	3,753
TOTALS	3,068			1,906	55,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,906	113.2000	96.22	183,395	1985	1985	0	0	0	70.00	30.00

3 M/H 93- 0% - 2008 Heated Area: 1404 HX Base Yr 2008



56429 GRIFFIN RD, CALLAHAN

BLD DATE	09/24/2007 0	LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	03/28/2025 KBA

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TOTAL MARKET VALUE		399,647
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ASSESSED VALUE		295,620
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		189,209
TOTAL JUST VALUE		706,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		775,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09811	REPAIR/RRF	5,000	10/01/2006
P10864	OTHER	0	03/01/2006
M11064	TANKS/BLRS	0	02/01/2006
R08661	REPAIR/RRF	1,000	12/01/2005
MH003270	MH MOVE-ON	0	09/01/2000
E984888	ADDITION	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/1304	5/23/2007	WD	U	I	07	100
GRANTOR: GRIFFIN FRANCIS & CLA						
GRANTEE: HICKOX CLAUDIA GRIF						
1057/0946	5/23/2002	WD	U	I	18	100
GRANTOR: GRIFFIN A C &						
GRANTEE: HICKOX CLAUDIA G						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2020] W26 UOP=[YR=2020] W26 S10 BAS=[YR=2020] S27 UOP=[YR=2020] S10 E52 N10 W52$ E52 UCP=[YR=2020] E24 N26 W24 S26$ N27 W52$ E26 N10$ S10 E26 N10$.

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 01/01/2023 BY CD Total Acres: 24.49 Total Land Value: 51,072 Market: 313,783 Agricultural: 7,272 Common: 43,800 PRINTED 07/09/2026 BY SYS

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2026

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ELEMENT	CD	CONSTRUCTION
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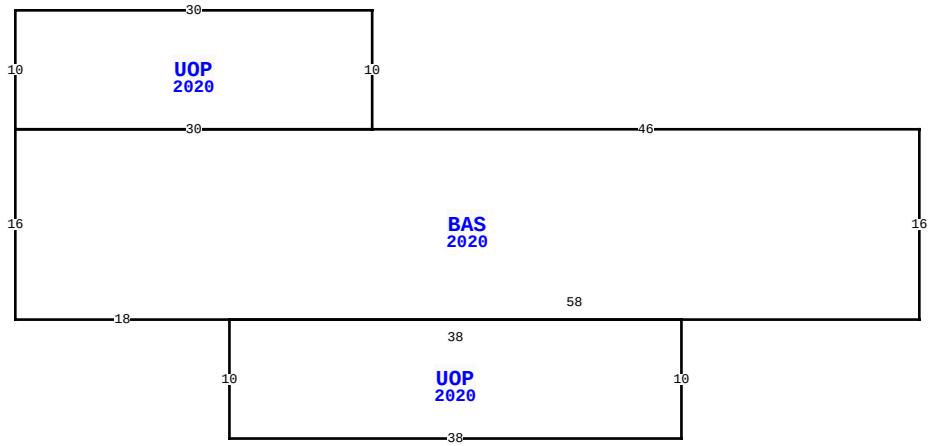
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	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	1,216	100	2020	1,216	37,100
UOP	300	25	2020	75	2,288
UOP	380	25	2020	95	2,899
TOTALS	1,896			1,386	42,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,386	113.0000	101.70	140,956	1995	1995	0	0	0	70.00	30.00

4 M/H 94+ 0% - 2008 Heated Area: 1216 HX Base Yr 2008



56429 GRIFFIN RD, CALLAHAN

BLD DATE	09/24/2007 0	LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

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TOTAL JUST VALUE		706,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		775,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6794	HOUSEMVING	100	10/15/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/1304	5/23/2007	WD	U	I	07	100
GRANTOR: GRIFFIN FRANCIS & CLA						
GRANTEE: HICKOX CLAUDIA GRIF						
1057/0946	5/23/2002	WD	U	I	18	100
GRANTOR: GRIFFIN A C &						
GRANTEE: HICKOX CLAUDIA G						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2020] W46 UOP=[YR=2020] N10 W30 S10 E30$ W30 S16 E18
UOP=[YR=2020] S10 E38 N10 W38$ E58 N16$.

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 01/01/2023 BY CD Total Acres: 24.49 Total Land Value: 51,072 Market: 313,783 Agricultural: 7,272 Common: 43,800 PRINTED 07/09/2026 BY SYS