IN OR 442 PG 360 (1-2)
OR 507 PB 562 (1-3)
IN OR 2433/843

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

2026

48-3N-25-0000-0001-0020

BUILDING CHARACTERISTICS

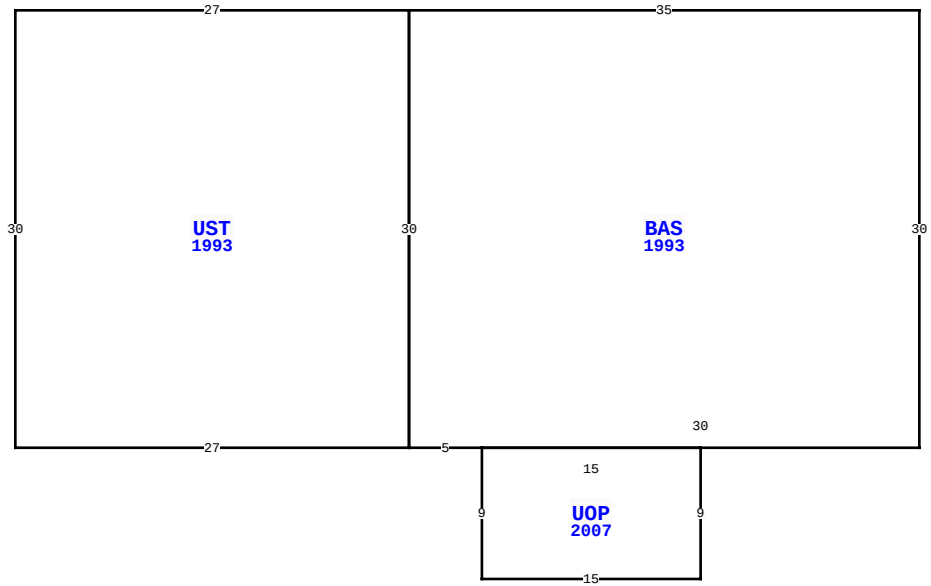
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Common Wall		20 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,050	100	1993	1,050	67,654
UOP	135	20	2007	27	1,740
UST	810	45	1993	364	23,453
TOTALS	1,995			1,441	92,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,441	86.7360	91.07	131,232	1970	1970	0	0	0	29.25	70.75

1 SINGLE FAM 0% - 0 Heated Area: 1050 HX Base Yr



56340 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	191,770
TOTAL MARKET OB/XF VALUE	100,288
TOTAL LAND VALUE - MARKET	266,730
TOTAL MARKET VALUE	314,493
SOH/AGL Deduction	0
ASSESSED VALUE	314,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,493
TOTAL JUST VALUE	558,788
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	564,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23211	XFOB	0	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2433/0843	2/11/2021	FJ	U	I	11	100
GRANTOR: GRIFFIN FRANCIS MATHE						
GRANTEE: GRIFFIN FRANCIS MAT						
2430/0991	2/02/2021	FJ	U	I	11	100
GRANTOR: GRIFFIN FRANCIS MATHE						
GRANTEE: GRIFFIN FRANCIS MAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 UST=[YR=1993] W27 S30 E27 N30 $ S30 E5
UOP=[YR=2007] S9 E15 N9 W15 $ E30 N30 $.

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	0381	COOLER	0	0	30	32	960.00	SF	82.50	82.50	100	1970	1970	3	20	15,840	
2	0681	POLE SHED	0	0	80	17	1,360.00	SF	15.00	15.00	100	1960	1960	3	20	4,080	
3	2701	QUONSET GD	0	0	68	38	2,584.00	SF	15.00	15.00	100	1997	1997	3	30	11,628	
4	0383	FREEZER	0	0	42	17	714.00	SF	105.00	105.00	100	2005	2005	3	52	38,984	
6	0351	CARPORT MT	0	0	0	0	2,300.00	SF	10.00	10.00	100	2010	2010	3	35	8,050	
7	0681	POLE SHED	0	0	0	0	2,584.00	SF	15.00	15.00	100	2011	2011	3	56	21,706	

LAND DESCRIPTION

TOTAL OB/XF 100,288

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	1.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	17,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	14.69	AC		1.00	1.00	1.00	370.00	370.00	5,435							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.69	AC		1.00	1.00	1.00	17,000.00	17,000.00	249,730							

REVIEW DATE 01/01/2023 BY CD Total Acres: 15.69 Total Land Value: 22,435 Market: 249,730 Agricultural: 5,435 Common: 17,000 PRINTED 07/09/2026 BY SYS

IN OR 442 PG 360 (1-2)
OR 507 PB 562 (1-3)
IN OR 2433/843

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CALLAHAN, FL 32011

2026

48-3N-25-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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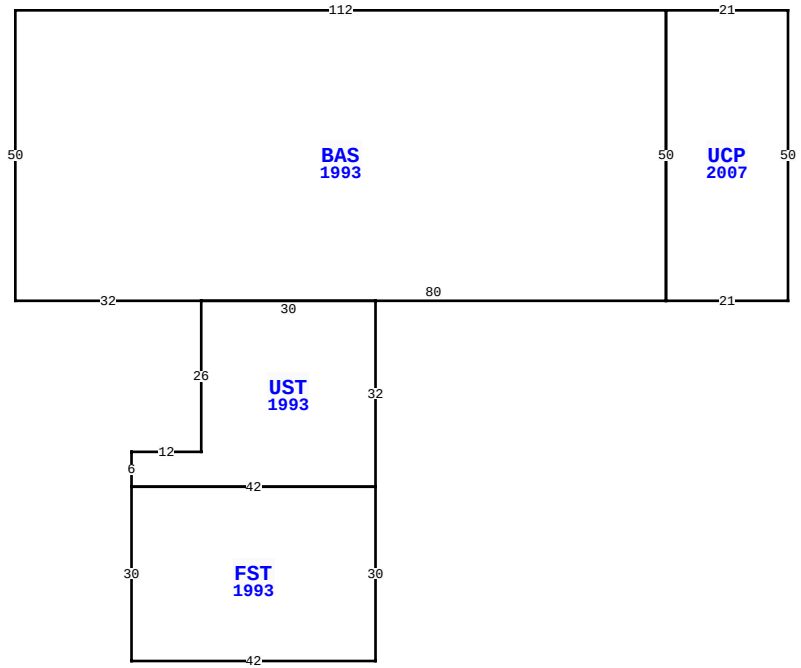
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Common Wall		10 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		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	5,600	100	1993	5,600	80,836
FST	1,260	50	1993	630	9,094
UCP	1,050	20	2007	210	3,032
UST	1,032	40	1993	413	5,962
TOTALS	8,942			6,853	98,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4802	04	6,853	52.7250	28.87	197,846	1970	1970	0	0	0	50.00	50.00

2 DIST WAREH 0% - 0 Heated Area: 5600 HX Base Yr



56340 GRIFFIN FARM RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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2430/0991	2/02/2021	FJ	U	I	11	100
GRANTOR: GRIFFIN FRANCIS MATHE						
GRANTEE: GRIFFIN FRANCIS MAT						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2007] W21 BAS=[YR=1993] W112 S50 E32 UST=[YR=1993] S26 W12 S6 FST=[YR=1993] S30 E42 N30 W42 $ E42 N32 W30 $ E80 N50 $ S50 E21 N50 $.

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: 15.69 Total Land Value: 22,435 Market: 249,730 Agricultural: 5,435 Common: 17,000 PRINTED 07/09/2026 BY SYS