



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	07	ASB SHNGLE 100	0900	01	2,283	85.4560	118.78	271,175	1965	1985	0	0	0	27.50	72.50	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2009												Heated Area: 2111												HX Base Yr 2009														
Roof Cover	01	MINIMUM 100													Tax Group: 4												Tax Dist:														
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												196,602														
Interior Floo	09	PINE WOOD 60													TOTAL MARKET OB/XF VALUE												77,770														
Interior Floo	11	CLAY TILE 40													TOTAL LAND VALUE - MARKET												200,000														
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												313,577														
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												146,939														
Bedrooms	3	100													ASSESSED VALUE												166,638														
Bathrooms	1	100													TOTAL EXEMPTION VALUE												51,411														
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												115,227														
Stories	1.	1. 100													TOTAL JUST VALUE												474,372														
Units	0	100	NCON VALUE												0																										
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												441,539														
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	1,200	100	1993	1,200	103,339																																				
BAS	366	100	1998	366	31,518																																				
BAS	545	100	2007	545	46,933																																				
FOP	500	30	1993	150	12,917																																				
PTO	437	5	2007	22	1,894																																				
TOTALS			3,048		2,283	196,602																																			
EXTRA FEATURES						56423 GRIFFIN RD, CALLAHAN																																			
L N						BLD DATE						10/05/2007						DJ						LGL DATE						05/08/2026						MLU					
OB/XF CODE						XF DATE																		LAND DATE						03/28/2025						KBA					
DESCRIPTION						INC DATE																		AG DATE																	
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	42	840																									
3	0681	POLE SHED	0	100	24	20	480.00	SF	15.00	15.00	100	1950	1950	3	20	1,440																									
4	0511	GARAGE CB-	0	100	30	24	720.00	SF	40.00	40.00	100	1950	1950	3	20	5,760																									
5	0510	GARAGE WD-	0	100	35	20	700.00	SF	35.00	35.00	100	2006	2006	3	36	8,820																									
6	1242	WD DECK A	0	100	0	0	48.00	SF	10.00	10.00	100	1998	1998	3	20	96																									
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500																									
9	0911	SCRN RM A	0	100	0	0	902.00	SF	18.00	18.00	100	2020	2020	3	82	13,314																									
LAND DESCRIPTION																		TOTAL OB/XF 77,770																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.50	AC		1.00	1.00	1.00	25,000.00	25,000.00	37,500																								
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	370.00	370.00	1,110																								
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	170.00	170.00	595																								
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	25,000.00	25,000.00	162,500																								
REVIEW DATE 01/01/2023 BY CD Total Acres: 8.00 Total Land Value: 39,205 Market: 162,500 Agricultural: 1,705 Common: 37,500 PRINTED 07/09/2026 BY SYS																																									