LOT 16
PT OR 1692/42
EX R/W CASE #01-417-CA

GRIFFIS & GRIFFIS FAMILY LLC
95093 ROSEWOOD LANE
FERNANDINA BEACH, FL 32034

2023

15-2N-25-2980-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	01	Quality Level 01

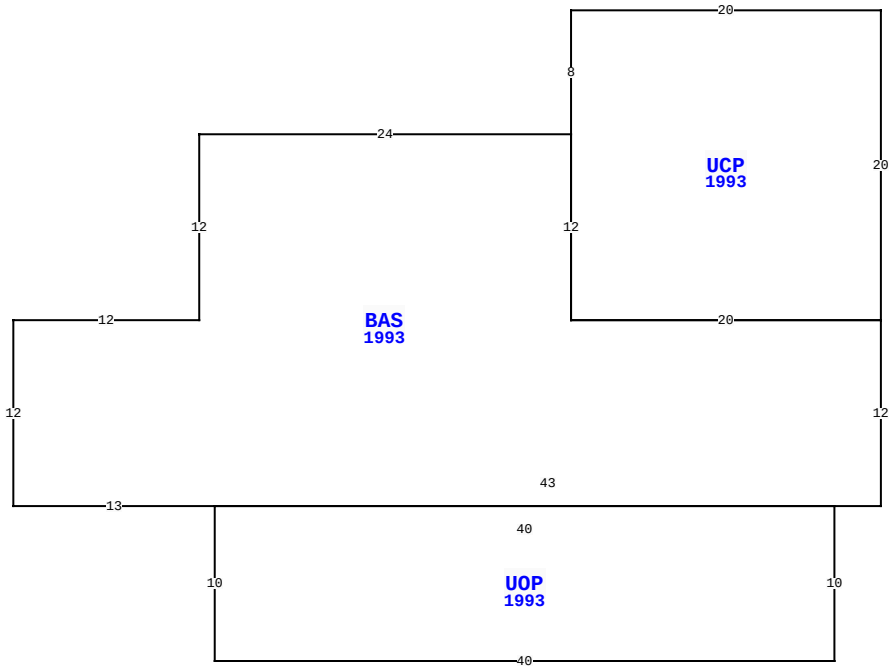
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	8,341
UCP	400	20	80	695
UOP	400	25	100	869
TOTALS	1,760		1,140	9,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,140	44.5500	28.96	33,014	1969	1969	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



55205 PITTMAN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	9,904
TOTAL MARKET OB/XF VALUE	579
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	45,483
SOH/AGL Deduction	4,476
ASSESSED VALUE	41,007
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,007
TOTAL JUST VALUE	45,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2301611	DEMOLITION	4,000	02/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1692/0042	9/03/2009	QC	U	I	11	100
GRANTOR: GRIFFIS DWIGHT G ETAL						
GRANTEE: GRIFFIS & GRIFFIS F						
1638/0830	9/03/2009	QC	U	I	11	100
GRANTOR: GRIFFIS DWIGHT & RICH						
GRANTEE: GRIFFIS & GRIFFIS L						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W20 S8 BAS=[YR=1993] W24 S12 W12 S12 E13
UOP=[YR=1993] S10 E40 N10 W40$ E43 N12 W20 N12 $ S12 E20 N20
$.

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	0811	CONCRETE B	0	0	0	0	825.00	SF	2.60	2.60	100	1975	1975	3	27	579	

LAND DESCRIPTION

TOTAL OB/XF 579

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/01/2023 BY KW Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS