BLOCK 1 LOT 1
IN OR 1836/78
R673439 & R673440

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

2023

25-2N-27-1475-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

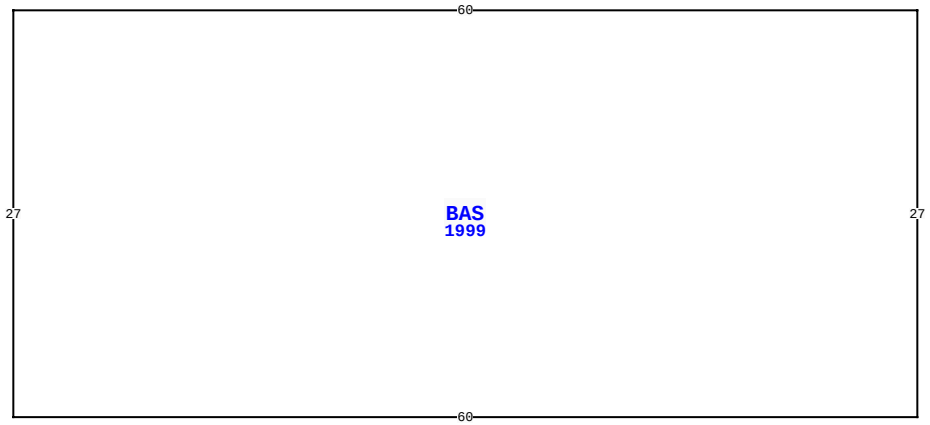
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	78,237
TOTALS	1,620		1,620	78,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	123.2000	86.24	139,709	1999	2004	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



85056 LIL WILLIAM RD, FERNANDINA BEACH

BLD DATE	09/02/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	78,237
TOTAL MARKET OB/XF VALUE	4,212
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	167,449
SOH/AGL Deduction	61,382
ASSESSED VALUE	106,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,067
TOTAL JUST VALUE	167,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992774	MH MOVE-ON	0	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1836/0078	1/17/2013	WD	Q	I	01	38,000
GRANTOR: US BANK NA TRUSTEE						
GRANTEE: GRIFFIS & GRIFFIS F						
1797/0874	6/12/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NA TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S27 E60 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
4	0940	SHEDS/PORT	0	0	14	10	140.00	SF	20.10	20.10	100	2006	2006	3	31	872	
5	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2010	2010	3	50	400	

LAND DESCRIPTION

TOTAL OB/XF 4,212

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	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 06/18/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS