LOT 7 (EX S-1)
PT OR 609/712 & PT OR 1856/399
EX R/W IN OR 676/1999

GRIFFIS DWIGHT G/GRIFFIS RICHARD JEROME
55318 PITTMAN RD
CALLAHAN, FL 32011

2023

29-2N-28-4950-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	04	Quality Level 04

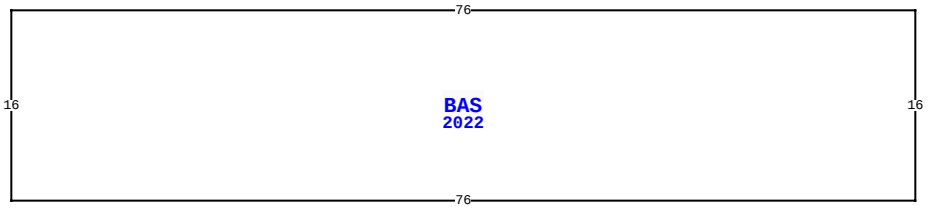
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	99,846
TOTALS	1,216		1,216	99,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,216	127.6000	82.94	100,855	2022	2022	0	0	0	1.00	99.00

1 MH 94NO RP – 0% - 0 Heated Area: 1216 HX Base Yr



941997 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	99,846
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,575
TOTAL MARKET VALUE	167,421
SOH/AGL Deduction	22,524
ASSESSED VALUE	144,897
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,897
TOTAL JUST VALUE	167,421
NCON VALUE	99,846
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH225832	CO ISSUED	0	06/14/2022
MH225832	MH MOVE-ON	0	04/14/2022
22002371	DEMOLITION	0	02/11/2022
940247	REPAIR/RRF	1,192	10/01/1994
94-643	MH MOVE-ON	9,750	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1856/0399	5/09/2013	QC	U	I	11	100

GRANTOR: WILLIAMS LOUISE
GRANTEE: GRIFFIS DWIGHT G &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W76 S16 E76 N16$.

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
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.06	AC		1.00	1.00	0.85	75,000.00	63,750.00	67,575							

REVIEW DATE 06/14/2022 BY KW Total Acres: 1.06 Total Land Value: 67,575 Market: 0 Agricultural: 0 Common: 67,575 PRINTED 08/02/2023 BY SYS