LOT 18 1998 DEST DW/MH
IN OR 1773/1175
OAK HILL ESTATES #2 PB 5/134

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

2023

31-2N-28-1601-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

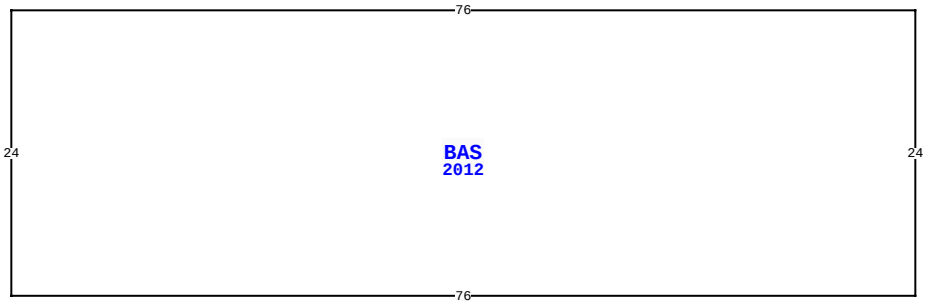
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1,824	72,423
TOTALS	1,824		1,824	72,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,824	128.9200	90.24	164,598	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1824 HX Base Yr



95295 DWIGHT DR, 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	72,423
TOTAL MARKET OB/XF VALUE	1,066
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	148,489
SOH/AGL Deduction	38,871
ASSESSED VALUE	109,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,618
TOTAL JUST VALUE	148,489
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5390	CO ISSUED	0	04/04/2012
E24611	NEW CONSTR	0	01/01/2012
M16835	H/AC	0	01/01/2012
P15659	NEW CONSTR	0	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1773/1175	1/11/2012	QC	U	I	11	7,000
GRANTOR: WILLIAMS LOUISE						
GRANTEE: GRIFFIS & GRIFFIS F						
0711/0350	8/12/1994	QC	U	V	10	100
GRANTOR: GRIFFIS LEO B						
GRANTEE: WILLIAMS LOUISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W76 S24 E76 N24 $.

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	0810	CONCRETE A	0	0	0	0	109.00	SF	6.50	6.50	100	2012	2012	3	94	666	
2	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 1,066

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	75,000.00	75,000.00	75,000							

REVIEW DATE 04/10/2019 BY KWA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS