

LOT 20 R673945
PT OR 1692/42
OAK HILL EST #2 PB 5/134

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

2023

31-2N-28-1601-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
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	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	45,890
TOTALS	1,216		1,216	45,890

EXTRA FEATURES		
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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	1242	WD DECK A	0	0	16	8			80.00	SF	10.00	1992	3	20	160	
2	1242	WD DECK A	0	0	5	12			60.00	SF	10.00	2005	3	27	162	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000115	C	SFR ACRES	0	

REVIEW DATE 04/10/2019 BY KWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,216	117.2000	82.04	99,761	1999	1999	0	0	0	54.00	46.00	
1 M/H 94+ - 0% - 0													
Heated Area: 1216 HX Base Yr													
16 76 BAS 1999 16 76													

95211 DWIGHT DR, FERNANDINA BEACH	BLD DATE 12/13/2007	RK	LGL DATE 05/30/2023	MLU
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF														322
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		45,890	
TOTAL MARKET OB/XF VALUE		322	
TOTAL LAND VALUE - MARKET		79,500	
TOTAL MARKET VALUE		125,712	
SOH/AGL Deduction		38,468	
ASSESSED VALUE		87,244	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		87,244	
TOTAL JUST VALUE		125,712	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		87,549	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992557	MH MOVE-ON	0	02/01/1999
5311	XFOB	4,080	11/18/1988
6996	MH MOVE-ON	16,000	10/26/1987

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																							
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BUILDING DIMENSIONS																							
BAS=[YR=1999] W76 S16 E76 N16 \$.																							

Total Acres: 1.06 Total Land Value: 79,500 Market: 0 Agricultural: 0 Common: 79,500 PRINTED 08/02/2023 BY SYS