

LOT 43
IN OR 599 PG 638
R378366 & R378367

GRIFFIS DWIGHT
95093 ROSEWOOD LANE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1601-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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	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	1,555	100	1,555	39,419
TOTALS	1,555		1,555	39,419

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	20	28	560.00	SF	6.50	6.50	
2	0681	POLE SHED	0	0	24	20	480.00	SF	15.00	15.00	
3	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	
4	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	
5	0810	CONCRETE A	0	0	0	0	243.00	SF	6.50	6.50	
6	0752	USP	0	0	12	12	144.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	2.10	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,555	130.0000	84.50	131,398	1987	1987	0	0	70.00	30.00
1 M/H 93- - 0% - 0											
Heated Area: 1555						HX Base Yr					
27 BAS 1993 27 58 28 2 2.2 3 2.2 7 14											

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

TOTAL OB/XF													
16,717													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		39,419	
TOTAL MARKET OB/XF VALUE		16,717	
TOTAL LAND VALUE - MARKET		157,500	
TOTAL MARKET VALUE		213,636	
SOH/AGL Deduction		92,463	
ASSESSED VALUE		121,173	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		121,173	
TOTAL JUST VALUE		213,636	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		139,683	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0599/0638	6/12/1990	QC U	I	10		100	
GRANTOR: GRIFFIS DEBORAH L							
GRANTEE: GRIFFIS DWIGHT G							
0548/0804	7/25/1988	QC U	V	01		100	
GRANTOR: GRIFFIS LEO & LOUISE							
GRANTEE: GRIFFIS DWIGHT							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W58 S27 E28 N1 E2 D1 R2 E3 U1 R2 E7 S1 E14 N27\$.											