LOT 44 OR 548/809
R359555 & R359556
OAK HILL ESTATES #2 PB 5/134

GRIFFIS RICHARD
55318 PITTMAN RD
CALLAHAN, FL 32011

2023

31-2N-28-1601-0044-0000

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

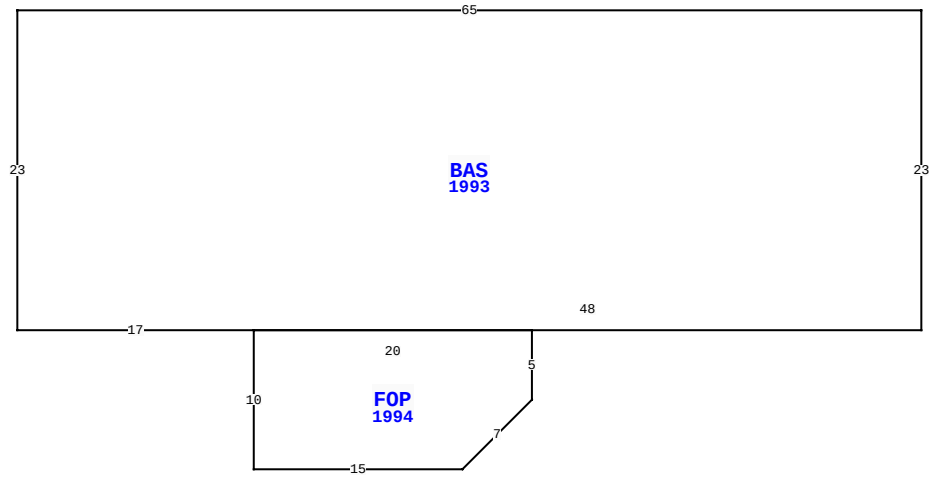
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,495	100	1,495	33,817
FOP	188	30	56	1,267
TOTALS	1,683		1,551	35,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,551	116.0000	75.40	116,945	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1495 HX Base Yr



95673 KAREN WALK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	35,084
TOTAL MARKET OB/XF VALUE	7,527
TOTAL LAND VALUE - MARKET	157,500
TOTAL MARKET VALUE	200,111
SOH/AGL Deduction	84,763
ASSESSED VALUE	115,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,348
TOTAL JUST VALUE	200,111
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B93-0347	XFOB	6,528	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0548/0809	7/25/1988	QC	U	V	01	100

GRANTOR: GRIFFIS LEO & LOUISE
GRANTEE: GRIFFIS RICHARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S23 E17 FOP=[YR=1994] S10 E15 R5 U5 N5 W20$ E48 N23$.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
5	0811	CONCRETE B	0	0	24	34	816.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,313	
6	0940	SHEDS/PORT	0	0	16	24	384.00	SF	20.10	20.10	100	1993	1993	3	20	1,544	
7	0810	CONCRETE A	0	0	0	0	240.00	SF	6.50	6.50	100	1987	1987	3	54.5	850	
8	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2010	2010	3	50	720	

LAND DESCRIPTION

TOTAL OB/XF 7,527

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	2.10	AC		1.00	1.00	1.00	75,000.00	75,000.00	157,500							

REVIEW DATE 12/09/2020 BY KW Total Acres: 2.10 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 08/02/2023 BY SYS