LOT 54
IN OR 1830/823
2005 GENA DW/MH

**GRIFFIS & GRIFFIS FAMILY LLC**
95093 ROSEWOOD LN
FERNANDINA BEACH, FL 32034

**2023**

**31-2N-28-1601-0054-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 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 | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

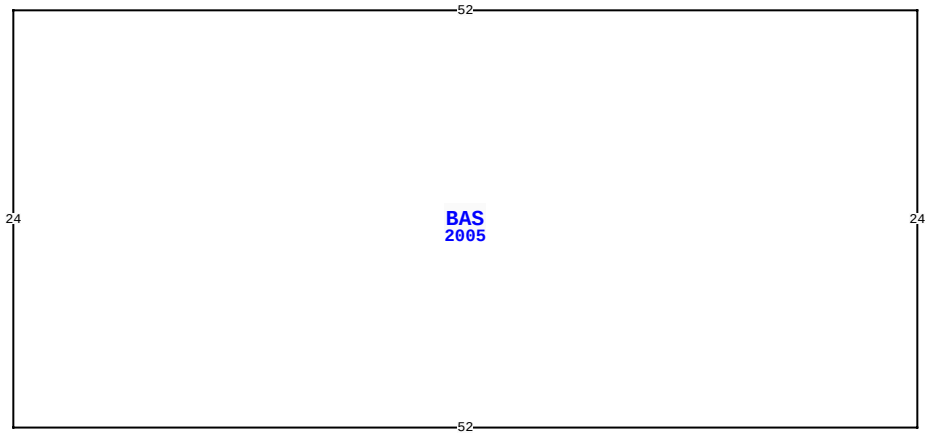
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,248 | 100 | 1,248 | 59,384 |
| TOTALS | 1,248 | | 1,248 | 59,384 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,248 | 117.2000 | 82.04 | 102,386 | 2005 | 2005 | 0 | 0 | 0 | 42.00 | 58.00 |

2 M/H 94+ – 0% - 0 Heated Area: 1248 HX Base Yr




BLD DATE 02/04/2008 RK
XF DATE
INC DATE
LGL DATE
LAND DATE 05/30/2023 MLU
AG DATE

95001 GEORGE CT, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 59,384 |
| TOTAL MARKET OB/XF VALUE | 5,074 |
| TOTAL LAND VALUE - MARKET | 102,750 |
| TOTAL MARKET VALUE | 167,208 |
| SOH/AGL Deduction | 52,633 |
| ASSESSED VALUE | 114,575 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 114,575 |
| TOTAL JUST VALUE | 167,208 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 114,843 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH4745 | MH MOVE-ON | 0 | 03/31/2006 |
| P10826 | OTHER | 0 | 03/01/2006 |
| E16726 | ELEC OTHER | 0 | 02/01/2006 |
| M11080 | MECH OTHER | 0 | 02/01/2006 |
| 8132 | MH MOVE-ON | 30,000 | 04/09/1990 |
| 6997 | MH MOVE-ON | 20,000 | 10/26/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1830/0823 | 12/12/2012 | WD | U | I | 30 | 35,000 |
| GRANTOR: WILLIAMS LOUISE | | | | | | |
| GRANTEE: GRIFFIS & GRIFFIS F | | | | | | |
| 1733/1794 | 4/12/2011 | QC | U | I | 11 | 100,000 |
| GRANTOR: KIRCHNER PHILLIP W & | | | | | | |
| GRANTEE: WILLIAMS LOUISE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W52 S24 E52 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 16 | 11 | 176.00 | SF | 30.00 | 30.00 | 100 | 2007 | 2007 | 3 | 35 | 1,848 | |
| 4 | 0752 | USP | 0 | 0 | 16 | 24 | 384.00 | SF | 15.00 | 15.00 | 100 | 2008 | 2008 | 3 | 56 | 3,226 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,074

| 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 | 000115 | C | SFR ACRES | 0 | | OR | 0.00 | 0.00 | 1.37 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 102,750 | | | | | | | |

REVIEW DATE 04/10/2019 BY KWA Total Acres: 1.37 Total Land Value: 102,750 Market: 0 Agricultural: 0 Common: 102,750 PRINTED 08/02/2023 BY SYS