

BLOCK 3 LOT 10
IN OR 1639/1315
1994 SPRI DW/MH

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

2023

31-2N-28-4955-0003-0100



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 90
Interior Floo	08	SHT VINYL 10
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
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NEIGHBORHOOD/LOC	4007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	32,006
DC	35	15	5	124
DC	224	15	34	840

TOTALS	1,555		1,335	32,969
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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	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	3,500.00	100	1994	1994	3	77	2,695

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	1.04	AC		1.00	1.00	0.95	75,000.00	71,250.00	74,100							

REVIEW DATE	01/25/2019	BY	KWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,335	117.6000	82.32	109,897	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ - 0% - 0

Heated Area: 1296

HX Base Yr

The diagram shows a property layout with the following dimensions and area calculations:

- Main structure: 27x21
- Smaller structure: 7x7
- Heated Area: 1296
- HX Base Yr

Labels in the diagram include:

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95450 PLUM LOOP, FERNANDINA BEACH	BLD DATE 03/10/2015	KK	LGL DATE	05/30/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF 2,695											
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		32,969
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		74,100
TOTAL MARKET VALUE		109,764
SOH/AGL Deduction		30,366
ASSESSED VALUE		79,398
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		79,398
TOTAL JUST VALUE		109,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7630	MH MOVE-ON	8,000	01/10/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1639/1315	9/11/2009	WD	U	I	12
					35,500
GRANTOR: AMERICAN GENERAL HOME					
GRANTEE: GIRFFIS & GRIFFIS F					
1624/1376	6/15/2009	CT	U	I	18
					100
GRANTOR: CLERK OF COURT					
GRANTEE: AMERICAN GENERAL HO					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W48 S4 DCK=[YR=2005] W14 S16 E14 N16\$ S 23 E21											
DCK=[YR=2005] S5 E7 N5 W7 \$ E27 N27 \$.											