BLOCK 2 LOT 7 &
S13.7 FT OF LOT 6 (S-1)
2003 FLEET TW/MH

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

2023

42-2N-27-4614-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	04	Quality Level 04

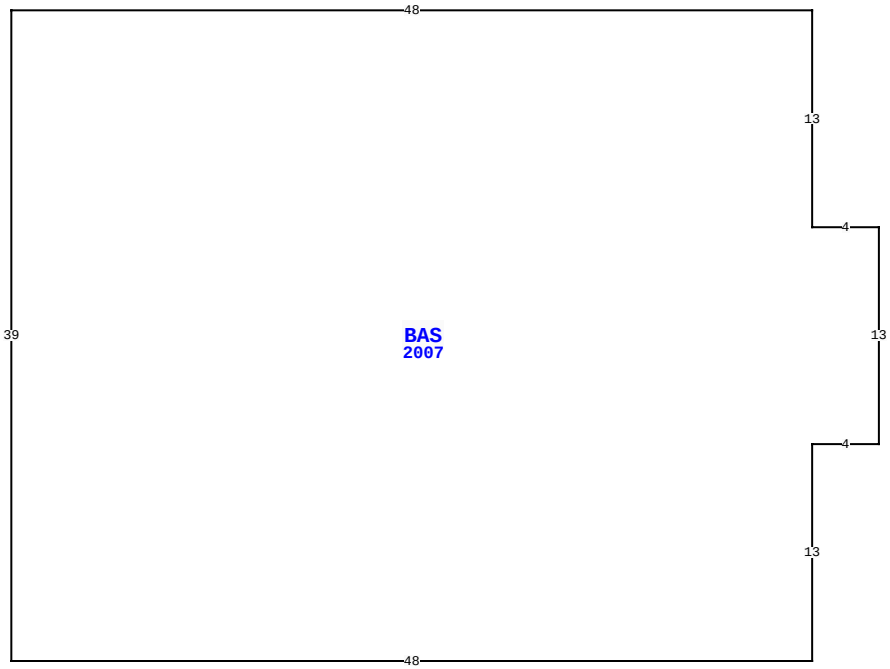
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,924	100	1,924	116,437
TOTALS	1,924		1,924	116,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,924	135.0800	94.56	181,933	2003	2008	0	0	0	36.00	64.00

1 M/H 94+ – 0% - 0 Heated Area: 1924 HX Base Yr



85156 TERRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	116,437
TOTAL MARKET OB/XF VALUE	2,246
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	198,683
SOH/AGL Deduction	63,578
ASSESSED VALUE	135,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,105
TOTAL JUST VALUE	198,683
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0210187	CHNGE SRVC	0	09/01/2002
MH023939	MH MOVE-ON	0	09/01/2002
95-1060	MH MOVE-ON	0	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1787/0594	4/06/2012	WD	U	I	11	47,000
GRANTOR: WELLS FARGO BANK NATI						
GRANTEE: GRIFFIS & GRIFFIS F						
1776/1435	1/12/2012	WD	U	I	12	103,700
GRANTOR: ROWLAND GEORGE HENRY						
GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W4 N13 W48 S39 E48 N13 E4 N13 $.

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
1	0810	CONCRETE A	0	0	0	0	600.00	SF	5.20	5.20	100	1995	1995	3	72	2,246	

LAND DESCRIPTION

TOTAL OB/XF 2,246

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	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS