

BLOCK 2 LOT 10
IN OR 1542/1801
R433916 & R433917

GRIFFIN RICHARD L
81 BLUE RIVER DR
SILVERTHORNE, CO 80498-9046

2023

45-2N-28-550B-0002-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1,760	44,394
TOTALS	1,760		1,760	44,394

TOTALS		2,100	2,100	44,884			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	0	0	0	
2	1242	WD DECK A	0	0	12	14	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000102	C	SFR/MH	0	

REVIEW DATE 10/31/2019 BY KWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,760	129.3600	84.08	147,981	1989	1989	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0													
Heated Area: 1760 HX Base Yr													
95410 CLEARWATER RD, FERNANDINA BEACH													
BLD DATE 05/26/2023 MLU													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

TOTAL OB/XF													
2,716													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		44,394	
TOTAL MARKET OB/XF VALUE		2,716	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		132,110	
SOH/AGL Deduction		59,521	
ASSESSED VALUE		72,589	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		72,589	
TOTAL JUST VALUE		132,110	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		83,358	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7505	MH MOVE-ON	40,000	10/07/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1542/1801	12/27/2007	WD	Q	I		95,000	
GRANTOR: JONES JOHNNY E & AUDR							
GRANTEE: GRIFFIN RICHARD L							
0495/0340	8/01/1986	WD	Q	V		9,100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W62 D2 L2 S24 R2 D2 E14 N1 E26 S1 E20 U2 R2 N26 \$.													

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS