BLOCK 122 LOTS 5 & 6
IN OR 2053/1757
2000 MERI SW/MH

GRIFFIS & GRIFFIS FAMILY LLC
55318 PITTMAN RD
CALLAHAN, FL 32011

2024

08-3N-24-2380-0122-0050

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

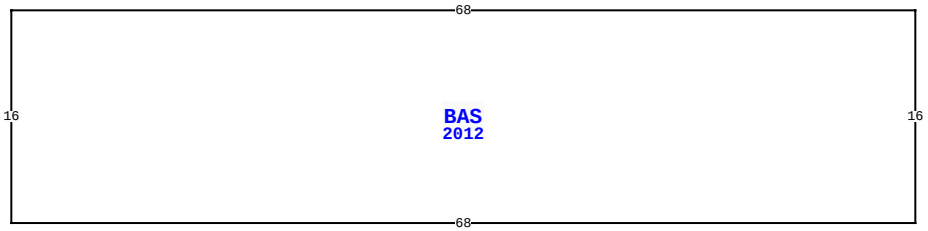
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	42,941
TOTALS	1,088		1,088	42,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,088	114.4000	85.80	93,350	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1088 HX Base Yr



27312 W FIFTH AVE, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,941
TOTAL MARKET OB/XF VALUE	383
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	58,324
SOH/AGL Deduction	2,369
ASSESSED VALUE	55,955
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,955
TOTAL JUST VALUE	58,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150061	REPAIR/RRF	0	06/23/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2053/1757	6/16/2016	WD	U	I	37	32,000
GRANTOR: KICKLIGHTER PAT						
GRANTEE: GRIFFIS & GRIFFIS F						
1940/0821	10/02/2014	WD	U	I	37	25,000
GRANTOR: JANDY INC						
GRANTEE: KICKLIGHTER PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W68 S16 E68 N16$.

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	0752	USP	0	0	11	8	88.00	SF	15.00	15.00	100	2001	2001	3	29	383	

LAND DESCRIPTION

TOTAL OB/XF 383

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	0006	RM-4	50.00	125.00	50.00	FF		1.00	1.00	1.00	300.00	300.00	15,000							

REVIEW DATE 04/22/2024 BY WWA Total Acres: 0.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 08/06/2024 BY SYS