LOT 4
PT OR 1692/42
2002 CHAM DW/MH

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

2024

11-2N-24-1641-0004-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

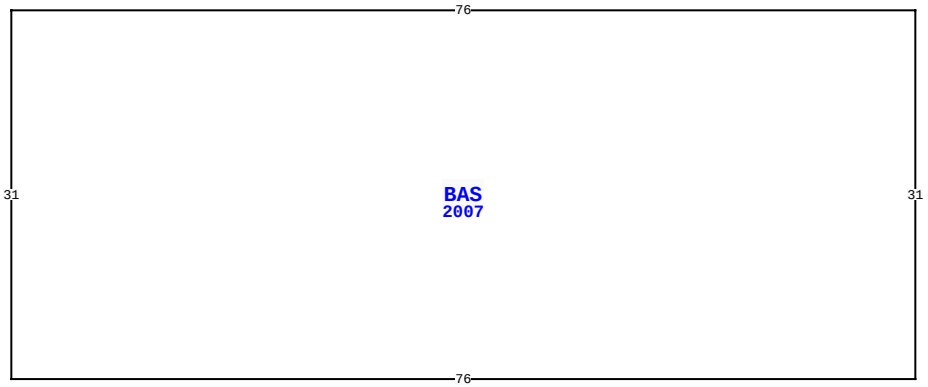
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	113,512
TOTALS	2,356		2,356	113,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	128.4800	96.36	227,024	2002	2002	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 2356 HX Base Yr



35205 PERRET PLANTATION RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	113,512
TOTAL MARKET OB/XF VALUE	16,489
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	166,001
SOH/AGL Deduction	20,956
ASSESSED VALUE	145,045
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,045
TOTAL JUST VALUE	166,001
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013665	XFOB	17,245	10/06/2021
21013666	CARPORT	16,167	10/06/2021
M048347	H/AC	0	01/06/2004
MH023933	MH MOVE-ON	0	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1692/0042	9/03/2009	QC	U	I	11	100
GRANTOR: GRIFFIS DWIGHT G ETAL						
GRANTEE: GRIFFIS & GRIFFIS F						
1638/0830	9/03/2009	QC	U	I	11	100
GRANTOR: GRIFFIS DWIGHT & RICH						
GRANTEE: GRIFFIS & GRIFFIS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76 S31 E76 N31 $.

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	0812	CONCRETE C	0	0	0	0	1,287.00	SF	4.00	4.00	100	2004	2004	3	84	4,324	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
3	1242	WD DECK A	0	0	0	0	160.00	SF	10.00	10.00	100	2015	2015	3	70	1,120	
4	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2021	2021	3	93	8,035	

LAND DESCRIPTION

TOTAL OB/XF 16,489

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	OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,000							

REVIEW DATE 02/25/2022 BY TW Total Acres: 1.20 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/06/2024 BY SYS