LOT 7 (EX S-1)
PT OR 609/712 & PT OR 1856/399
EX R/W IN OR 676/1999

GRIFFIS DWIGHT G TRUST/GRIFFIS DWIGHT G TRUSTEE
844 MARY STREET
FERNANDINA BEACH, FL 32034

**2024**

**29-2N-28-4950-0007-0000**

## 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 | 13 | LVT/LAMNT 100 |
| 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 |

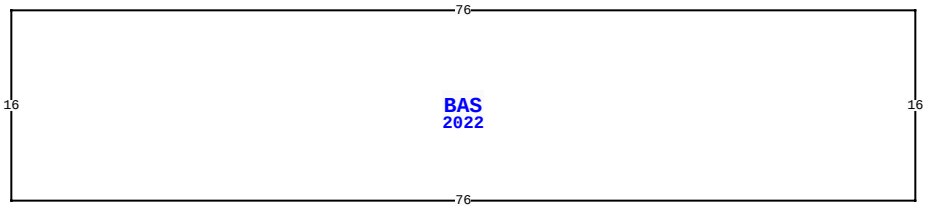
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,216 | 100 | 1,216 | 115,207 |
| TOTALS | 1,216 | | 1,216 | 115,207 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,216 | 127.6000 | 95.70 | 116,371 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr




941997 OLD NASSAUVILLE RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/30/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 115,207 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 67,575 |
| TOTAL MARKET VALUE | 182,782 |
| SOH/AGL Deduction | 23,395 |
| ASSESSED VALUE | 159,387 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 159,387 |
| TOTAL JUST VALUE | 182,782 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 167,421 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH225832 | CO ISSUED | 0 | 06/14/2022 |
| MH225832 | MH MOVE-ON | 0 | 04/14/2022 |
| 22002371 | DEMOLITION | 0 | 02/11/2022 |
| 940247 | REPAIR/RRF | 1,192 | 10/01/1994 |
| 94-643 | MH MOVE-ON | 9,750 | 09/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2725/404 | 7/16/2024 | WD | U | I | 11 | 100 |
| GRANTOR: GRIFFIS DWIGHT G | | | | | | |
| GRANTEE: GRIFFIS DWIGHT G TR | | | | | | |
| 1856/0399 | 5/09/2013 | QC | U | I | 11 | 100 |
| GRANTOR: WILLIAMS LOUISE | | | | | | |
| GRANTEE: GRIFFIS DWIGHT G & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W76 S16 E76 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 1.06 | AC | | 1.00 | 1.00 | 0.85 | 75,000.00 | 63,750.00 | 67,575 | | | | | | | |

REVIEW DATE 06/14/2022 BY KW Total Acres: 1.06 Total Land Value: 67,575 Market: 0 Agricultural: 0 Common: 67,575 PRINTED 08/06/2024 BY SYS