LOT 6
PT OR 1692/42
1993 FLEE DW/MH

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

**2024**

**31-2N-28-1601-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

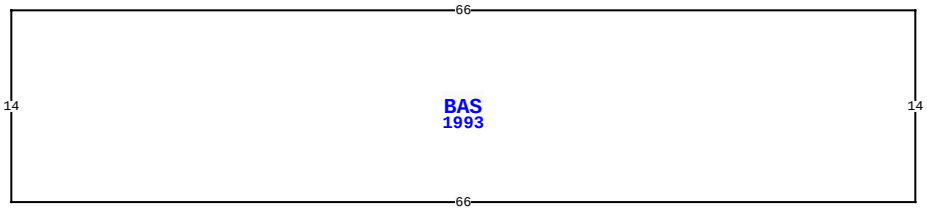
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4007.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 924 | 100 | 924 | 21,344 |
| TOTALS | 924 | | 924 | 21,344 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 01 | 924 | 110.0000 | 77.00 | 71,148 | 1993 | 1993 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr




| | |
|---|---|
| BLD DATE | 01/26/2009 RK |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | 05/30/2023 MLU |
| AG DATE | |

95050 RICHARD DR, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 21,344 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 96,344 |
| SOH/AGL Deduction | 34,891 |
| ASSESSED VALUE | 61,453 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 61,453 |
| TOTAL JUST VALUE | 96,344 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 94,820 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 9201 | MH MOVE-ON | 14,678 | 02/12/1993 |
| 7321 | MH MOVE-ON | 20,000 | 06/06/1988 |

## 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=1993] W66 S14 E66 N14 $.

## 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 04/10/2019 BY KW Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS