

LOT 24
PT OR 1692/42
1989 WAYC DW/MH

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

2024

31-2N-28-1601-0024-0000



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 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	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	1,611	100	1,611	39,785
TOTALS	1,611		1,611	39,785

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	1242	WD DECK A	0	0	8	10	80.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,611	117.6000	82.32	132,618	1989	1989		0	0	70.00	30.00	
1 M/H 93- - 0% - 0													
Heated Area: 1611 HX Base Yr													
BAS 1993													
95075 DWIGHT DR, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU													

TOTAL OB/XF													
2,470													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			39,785
TOTAL MARKET OB/XF VALUE			2,470
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			117,255
SOH/AGL Deduction			42,698
ASSESSED VALUE			74,557
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			74,557
TOTAL JUST VALUE			117,255
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			114,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7561	MH MOVE-ON	1,500	11/18/1988

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									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W60 S27 E30 N1 E3 S1 E6 N1 E6 S1 E15 N27\$.									