

LOT 41
IN OR 1780/1386
R788157 & R788158

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

2024

31-2N-28-1601-0041-0000

BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 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	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
BUD8 Adjustme	04 DIST 01 100			
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	1,296	100	1,296	31,897
DCK	64	15	10	246
FOP	128	30	38	935
TOTALS	1,488		1,344	33,079

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,344	117.2000	82.04	110,262	1986	1986	0	0	0 70.00	30.00

1 M/H 93- - 0% - 0 Heated Area: 1296 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			33,079
TOTAL MARKET OB/XF VALUE			2,100
TOTAL LAND VALUE - MARKET			78,000
TOTAL MARKET VALUE			113,179
SOH/AGL Deduction			48,535
ASSESSED VALUE			64,644
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			64,644
TOTAL JUST VALUE			113,179
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			110,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
991908	REPAIR/RRF	0	07/01/1999
E99 5507	CHNGE SRVC	150	01/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1780/1386	2/27/2012	WD U	I	I	12	22,500

GRANTOR: WELLS FARGO BANK N A
GRANTEE: GRIFFIS & GRIFFIS F
1774/0451 1/17/2012 CT U I 18 100
GRANTOR: CLERK OF COURT
GRANTEE: WELLS FARGO BANK NA

EXTRA FEATURES																
L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT 3,500.00	3,500.00	100	1986	1986	3	60	2,100	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W48 S16 DCK=[YR=2019] W8 S8 E8 N8\$ S11 E20 FOP=[YR=1993] S8E16 N8 W16\$ E28 N27\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.04	AC		1.00	1.00	1.00	75,000.00	75,000.00	78,000							