

BLOCK 3 LOT 10
IN OR 1639/1315
1994 SPRI DW/MH

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

2024

31-2N-28-4955-0003-0100



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	1,296	100	1,296	34,292
DKC	35	15	5	132
DKC	224	15	34	900

TOTALS	1,555		1,335	35,324
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00

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	0005	OR	0.00	0.00	1.04

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,335	117.6000	88.20	117,747	1994	1994	0	0	0	70.00	30.00	
1 M/H 94+ - 0% - 0													
Heated Area: 1296													
HX Base Yr													
95450 PLUM LOOP, FERNANDINA BEACH													

BLD DATE	03/10/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/30/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF													
2,660													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.04	AC		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		35,324	
TOTAL MARKET OB/XF VALUE		2,660	
TOTAL LAND VALUE - MARKET		74,100	
TOTAL MARKET VALUE		112,084	
SOH/AGL Deduction		24,746	
ASSESSED VALUE		87,338	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		87,338	
TOTAL JUST VALUE		112,084	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		109,764	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7630	MH MOVE-ON	8,000	01/10/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1639/1315	9/11/2009	WD U	I	I	12
					35,500
GRANTOR:AMERICAN GENERAL HOME					
GRANTEE:GIRFFIS & GRIFFIS F					
1624/1376	6/15/2009	CT U	I	I	18
					100
GRANTOR:CLERK OF COURT					
GRANTEE:AMERICAN GENERAL HO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W48 S4 DCK=[YR=2005] W14 S16 E14 N16\$ S 23 E21									
DCK=[YR=2005] S5 E7 N5 W7 \$ E27 N27 \$.									