BLOCK 4 LOT 3
IN OR 1678/1849
2001/GENA/SW/MH

GRIFFIS & GRIFFIS LLC
55318 PITTMAN RD
CALLAHAN, FL 32011

2024

31-2N-28-4955-0004-0030

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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Quality	04	Quality Level 04

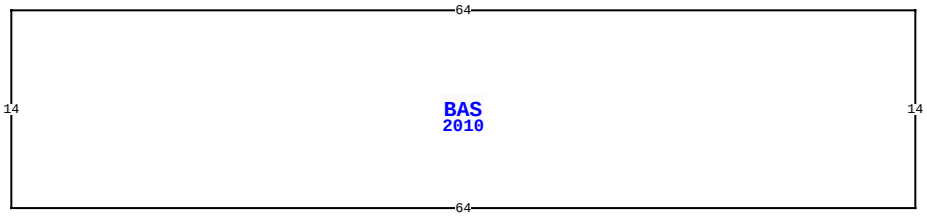
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	40,944
TOTALS	896		896	40,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	896	126.9400	95.20	85,299	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 896 HX Base Yr



95189 GENTRY LN, 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	40,944
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	76,950
TOTAL MARKET VALUE	117,894
SOH/AGL Deduction	39,114
ASSESSED VALUE	78,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,780
TOTAL JUST VALUE	117,894
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5281	CO ISSUED	0	07/22/2010
MH-5281	MH MOVE-ON	0	06/01/2010
M15408	H/AC	0	06/01/2010
P14323	OTHER	0	06/01/2010
5230	ADDITION	20,880	10/14/1988
7472	MH MOVE-ON	700	09/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1678/1849	11/30/2009	QC	U	V	11	100
GRANTOR: WILLIAMS LOUISE						
GRANTEE: GRIFFIS & GRIFFIS L						
1650/1005	11/30/2009	QC	U	V	30	100
GRANTOR: WILLIAMS LOUISE						
GRANTEE: GRIFFIS & GRIFFIS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W64 S14 E64 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	0006	OR	0.00	0.00	1.08	AC		1.00	1.00	0.95	75,000.00	71,250.00	76,950							

REVIEW DATE 07/30/2020 BY KWA Total Acres: 1.08 Total Land Value: 76,950 Market: 0 Agricultural: 0 Common: 76,950 PRINTED 08/06/2024 BY SYS