

LOT 25
IN OR 2408/1305
R672380 & R672381

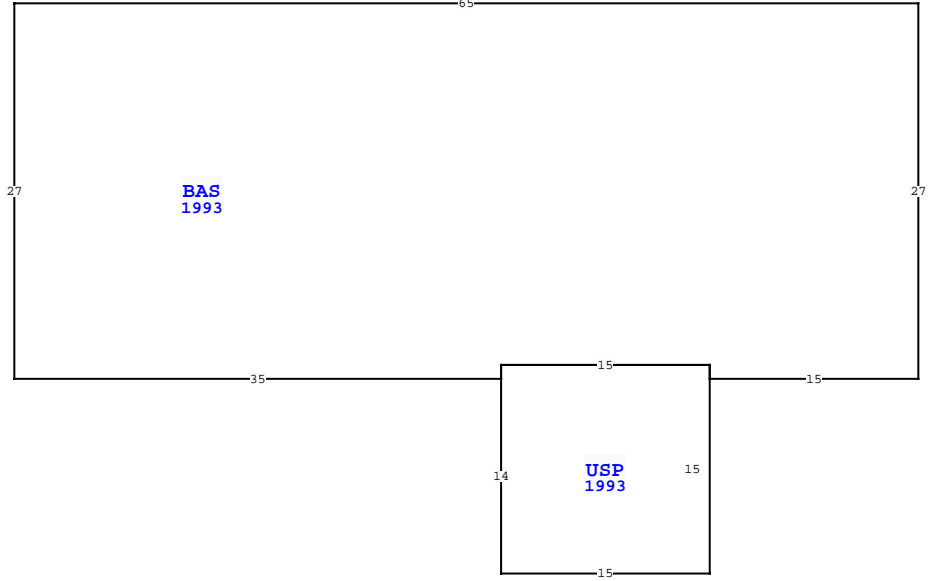
GRIFFIS MARVIN J
27223 KARA CIR
HILLIARD, FL 32046

2025

05-3N-24-2330-0025-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 90	
Interior Wall	04	PLYWOOD 10	
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	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,740	100	1993
USP	225	50	1993
TOTALS	1,965		
		1,852	55,538

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,852	117.6000	99.96	185,126	1995	1995	0	0	70.00	30.00
1 M/H 94+ - 100% - 2025 Heated Area: 1740 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			55,538
TOTAL MARKET OB/XF VALUE			2,660
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			78,198
SOH/AGL Deduction			0
ASSESSED VALUE			78,198
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			27,476
TOTAL JUST VALUE			78,198
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			71,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95803	MH MOVE-ON	0	02/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2408/1305	11/13/2020	LE U	I	I	11	100
GRANTOR: GRIFFIS LILLIAN F						
GRANTEE: GRIFFIS MARVIN J						
0594/0098	3/30/1990	WD U	I	I	10	16,900
GRANTOR: FORBIS WM S						
GRANTEE: GRIFFIS WINDEL & LI						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W65 S27 E35 USP=[YR=1993] S14 E15 N15 W15 S1\$ N1 E15 S1 E15 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	000100	C	RES	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							