LOT 21
IN OR 2226/990
OAK HILL EST #1 PB 5/90 & 91

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

2025

31-2N-28-1600-0021-0000

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	08	SHT VINYL 100
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

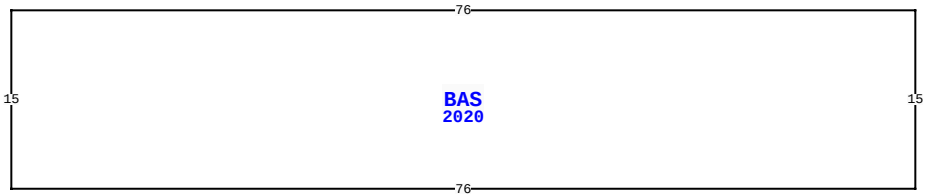
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2020	1,140	104,943
TOTALS	1,140			1,140	104,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	114.0000	96.90	110,466	2020	2020	0	0	0	5.00	95.00

1 M/H 94+ – 0% - 0 Heated Area: 1140 HX Base Yr



95134 LEO DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	104,943
TOTAL MARKET OB/XF VALUE	858
TOTAL LAND VALUE - MARKET	102,000
TOTAL MARKET VALUE	207,801
SOH/AGL Deduction	63,346
ASSESSED VALUE	144,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,455
TOTAL JUST VALUE	207,801
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH-12785	CO ISSUED	0	02/06/2020
MH-12785	MH MOVE-ON	0	12/19/2019
B190916	DEMOLITION	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2226/0990	9/21/2018	WD	U	I	37	25,000
GRANTOR: GALPHIN RICHARD & RAN						
GRANTEE: GRIFFIS & GRIFFIS F						
2226/0985	3/07/2018	FJ	U	I	11	0
GRANTOR: COOK IVY FAY ESTATE						
GRANTEE: WOJCIK HOLLY & DANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W76 S15 E76 N15$.

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
1	0350	CARPORT WD	0	0	22	30	660.00	SF	6.50	6.50	100	1994	1994	3	20	858	

LAND DESCRIPTION

TOTAL OB/XF 858

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	000100	C	RES	0		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	100,000.00	100,000.00	102,000							

REVIEW DATE 12/08/2020 BY KW Total Acres: 1.02 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS