

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

31-2N-28-1601-0018-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 100Bedrooms4 100Bathrooms2 100FrameN/A 100Stories0 0 100Units0 100Quality04Quality Level 04DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4007.00BAS1,82410020121,82479,950TOTALS1,82410020121,82479,950EXTRA FEATURES95295 DWIGHT DR, FERNANDINA BEACH

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0800021,824128.9200109.58199,874199819980060.0040.00Heated Area: 1824HX Base YrBAS2012

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE79,950TOTAL MARKET OB/XF VALUE972TOTAL LAND VALUE - MARKET100,000TOTAL MARKET VALUE180,922SOH/AGL Deduction48,284ASSESSED VALUE132,638TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE132,638TOTAL JUST VALUE180,922NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE150,091SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE1773/11751/11/2012QC U I I 117,000GRANTOR: WILLIAMS LOUISEGRANTEE: GRIFFIS & GRIFFIS F0711/03508/12/1994QC U V I 10100GRANTOR: GRIFFIS LEO BGRANTEE: WILLIAMS LOUISEBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2012] W76 S24 E76 N24 \$.

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES0OR0.000.001.00AC1.001.001.00100,000.00100,000.00100,000OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE07/14/2025BYWWTotal Acres: 1.00Total Land Value: 100,000Market: 0Agricultural: 0Common: 100,000PRINTED 07/30/2025 BY SYS