LOT 20 R673945
PT OR 1692/42
OAK HILL EST #2 PB 5/134

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

2025

31-2N-28-1601-0020-0000

BUILDING CHARACTERISTICS

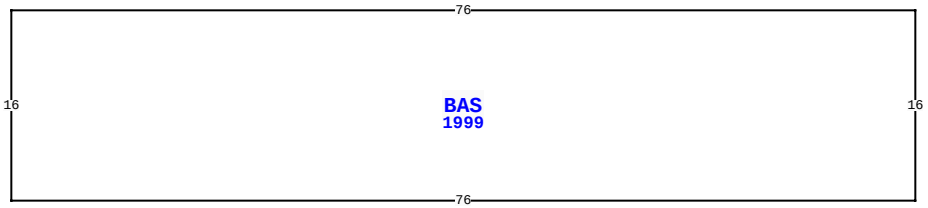
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,216	100	1999	1,216	50,878
TOTALS	1,216			1,216	50,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	117.2000	99.62	121,138	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



95211 DWIGHT DR, FERNANDINA BEACH

BLD DATE	12/13/2007 RK	LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,878
TOTAL MARKET OB/XF VALUE	292
TOTAL LAND VALUE - MARKET	106,000
TOTAL MARKET VALUE	157,170
SOH/AGL Deduction	51,605
ASSESSED VALUE	105,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,565
TOTAL JUST VALUE	157,170
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992557	MH MOVE-ON	0	02/01/1999
5311	XFOB	4,080	11/18/1988
6996	MH MOVE-ON	16,000	10/26/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1692/0042	9/03/2009	QC	U	I	11	100
GRANTOR: GRIFFIS DWIGHT G ETAL						
GRANTEE: GRIFFIS & GRIFFIS F						
1638/0830	9/03/2009	QC	U	I	11	100
GRANTOR: GRIFFIS DWIGHT & RICH						
GRANTEE: GRIFFIS & GRIFFIS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S16 E76 N16 $.

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	1242	WD DECK A	0	0	16	8	80.00	SF	10.00	10.00	100	1992	1992	3	20	160	
2	1242	WD DECK A	0	0	5	12	60.00	SF	10.00	10.00	100	2005	2005	3	22	132	

LAND DESCRIPTION

TOTAL OB/XF 292

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	1.06	AC		1.00	1.00	1.00	100,000.00	100,000.00	106,000							

REVIEW DATE 04/10/2019 BY KWA Total Acres: 1.06 Total Land Value: 106,000 Market: 0 Agricultural: 0 Common: 106,000 PRINTED 07/30/2025 BY SYS