LOT 24
PT OR 1692/42
1989 WAYC DW/MH

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

2025

31-2N-28-1601-0024-0000

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	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

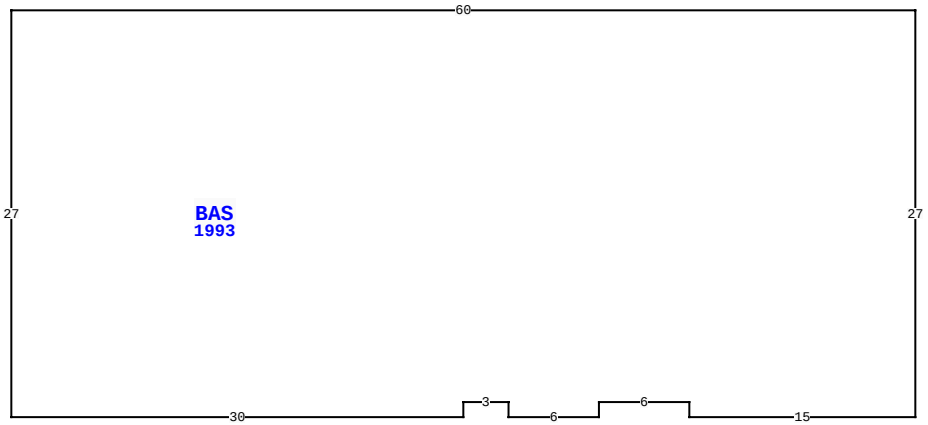
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,611	100	1993	1,611	45,469
TOTALS	1,611			1,611	45,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,611	117.6000	94.08	151,563	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1611 HX Base Yr



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

95075 DWIGHT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	45,469
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	147,869
SOH/AGL Deduction	65,856
ASSESSED VALUE	82,013
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,013
TOTAL JUST VALUE	147,869
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7561	MH MOVE-ON	1,500	11/18/1988

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=1993] W60 S27 E30 N1 E3 S1 E6 N1 E6 S1 E15 N27$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1991	1991	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 04/10/2019 BY KWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS