LOT 43
OAK HILL EST #2 PB 5/134

GRIFFIS DWIGHT G TRUST/GRIFFIS DWIGHT G TRUSTEE
55270 PITTMAN RD
CALLAHAN, FL 32011

2025

31-2N-28-1601-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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

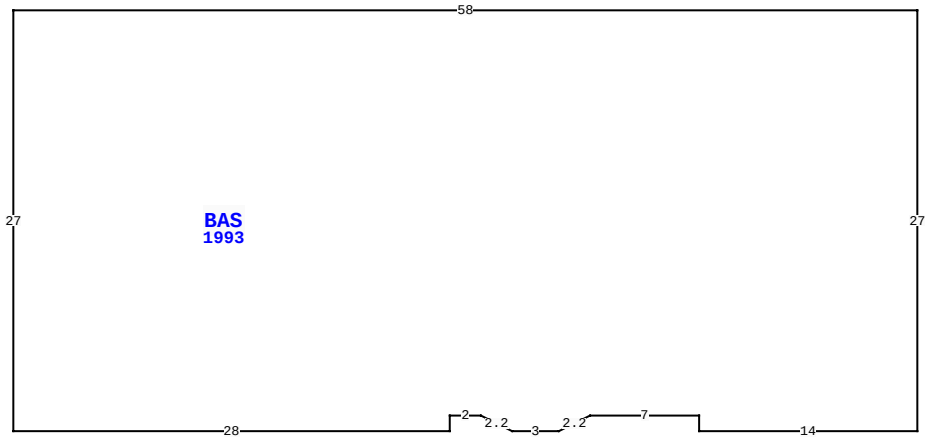
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100	1993	1,555	48,516
TOTALS	1,555			1,555	48,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,555	130.0000	104.00	161,720	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1555 HX Base Yr



95727 KAREN WALK, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	48,516
TOTAL MARKET OB/XF VALUE	14,967
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	273,483
SOH/AGL Deduction	126,864
ASSESSED VALUE	146,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,619
TOTAL JUST VALUE	273,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1200	4/24/2024	WD	U	I	11	100
GRANTOR: GRIFFIS DWIGHT						
GRANTEE: GRIFFIS DWIGHT G TR						
0599/0638	6/12/1990	QC	U	I	10	100
GRANTOR: GRIFFIS DEBORAH L						
GRANTEE: GRIFFIS DWIGHT G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S27 E28 N1 E2 D1 R2 E3 U1 R2 E7 S1 E14 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	0810	CONCRETE A	0	0	20	28	560.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,984	
2	0681	POLE SHED	0	0	24	20	480.00	SF	15.00	15.00	100	2013	2013	3	68	4,896	
3	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	100	2010	2010	3	56	5,645	
4	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	100	2010	2010	3	40	112	
5	0810	CONCRETE A	0	0	0	0	243.00	SF	6.50	6.50	100	1989	1989	3	54.5	861	
6	0752	USP	0	0	12	12	144.00	SF	15.00	15.00	100	2013	2013	3	68	1,469	

LAND DESCRIPTION

TOTAL OB/XF 14,967

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	0006	OR	0.00	0.00	2.10	AC		1.00	1.00	1.00	100,000.00	100,000.00	210,000							

REVIEW DATE 12/09/2020 BY KW Total Acres: 2.10 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/30/2025 BY SYS