

LOT 51
PT OR 1692/42
1987 OAKWOOD SW/MH

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

2025

31-2N-28-1601-0051-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 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
BUD8 Adjustme	04	DIST 01 100

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	1,008	100	1993	1,008	26,127
TOTALS	1,008			1,008	26,127

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	10	24	240.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.01

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,008	108.0000	86.40	87,091	1987	1987	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0													
Heated Area: 1008													
HX Base Yr													
BAS 1993													
95192 DWIGHT DR, FERNANDINA BEACH													
05/09/2025 MLU													

L	OB/XF	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	10	24	240.00	SF	10.00	10.00	100	1988	1988	3	20	480	

TOTAL OB/XF														480			
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR				
OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	100,000.00	100,000.00	101,000						

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				26,127	
TOTAL MARKET OB/XF VALUE				480	
TOTAL LAND VALUE - MARKET				101,000	
TOTAL MARKET VALUE				127,607	
SOH/AGL Deduction				59,078	
ASSESSED VALUE				68,529	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				68,529	
TOTAL JUST VALUE				127,607	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				99,092	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7303	MH MOVE-ON	20,000	05/27/1988

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

BUILDING NOTES																							
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BUILDING DIMENSIONS																							
BAS=[YR=1993] W72 S14 E72 N14\$.																							