LOT 54
IN OR 1830/823
2005 GENA DW/MH

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

2025

31-2N-28-1601-0054-0000

NASSAU COUNTY PROPERTY

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 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

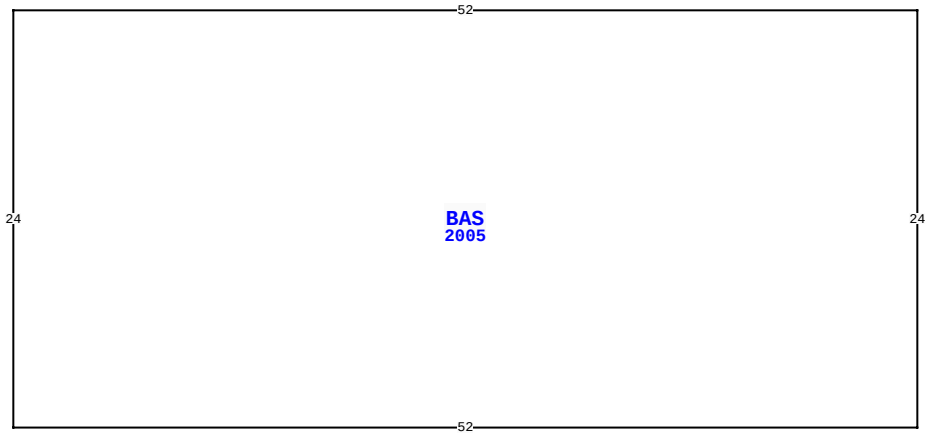
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2005	1,248	67,136
TOTALS	1,248			1,248	67,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	117.2000	99.62	124,326	2005	2005	0	0	0	46.00	54.00

2 M/H 94+ – 0% - 0 Heated Area: 1248 HX Base Yr



95001 GEORGE CT, FERNANDINA BEACH

BLD DATE	02/04/2008 RK	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	67,136
TOTAL MARKET OB/XF VALUE	4,191
TOTAL LAND VALUE - MARKET	137,000
TOTAL MARKET VALUE	208,327
SOH/AGL Deduction	69,691
ASSESSED VALUE	138,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,636
TOTAL JUST VALUE	208,327
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4745	MH MOVE-ON	0	03/31/2006
P10826	OTHER	0	03/01/2006
E16726	ELEC OTHER	0	02/01/2006
M11080	MECH OTHER	0	02/01/2006
8132	MH MOVE-ON	30,000	04/09/1990
6997	MH MOVE-ON	20,000	10/26/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1830/0823	12/12/2012	WD	U	I	30	35,000
GRANTOR: WILLIAMS LOUISE						
GRANTEE: GRIFFIS & GRIFFIS F						
1733/1794	4/12/2011	QC	U	I	11	100,000
GRANTOR: KIRCHNER PHILLIP W &						
GRANTEE: WILLIAMS LOUISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W52 S24 E52 N24 $.

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	0940	SHEDS/PORT	0	0	16	11	176.00	SF	30.00	30.00	100	2007	2007	3	27	1,426	
2	0752	USP	0	0	16	24	384.00	SF	15.00	15.00	100	2008	2008	3	48	2,765	

LAND DESCRIPTION

TOTAL OB/XF 4,191

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	1.37	AC		1.00	1.00	1.00	100,000.00	100,000.00	137,000							

REVIEW DATE 04/10/2019 BY KWA Total Acres: 1.37 Total Land Value: 137,000 Market: 0 Agricultural: 0 Common: 137,000 PRINTED 07/30/2025 BY SYS