LOT 75
MEADOWFIELD UNIT 1-A PB 6/148

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

2025

38-2N-27-1331-0075-0000

BUILDING CHARACTERISTICS

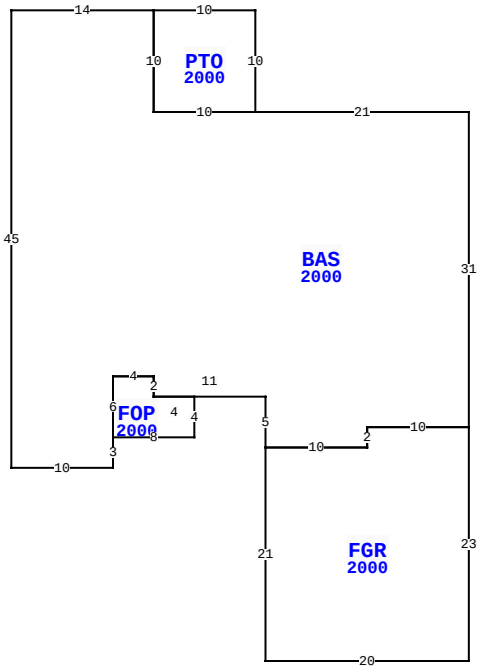
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100	2000	1,542	184,608
FGR	440	55	2000	242	28,972
FOP	40	30	2000	12	1,437
PTO	100	5	2000	5	598
TOTALS	2,122			1,801	215,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,801	102.6000	135.43	243,909	2000	2000	0	0	0	11.60	88.40

1 SNGL FAM – 0% - 0 Heated Area: 1542 HX Base Yr



8676 FIELDSTONE DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	215,616
TOTAL MARKET OB/XF VALUE	3,608
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	284,224
SOH/AGL Deduction	24,548
ASSESSED VALUE	259,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,676
TOTAL JUST VALUE	284,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996511	NEW CONSTR	90,606	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2309/1350	10/03/2019	WD	U	I	37	115,000
GRANTOR: SUTTON THELMA L/E & C						
GRANTEE: GRIFFIS & GRIFFIS F						
1399/1738	3/29/2006	QC	Q	I	01	100
GRANTOR: SUTTON THELMA						
GRANTEE: SUTTON THELMA L/E C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W21 PTO=[YR=2000] N10 W10 S10 E10$ W10 N10 W14 S45 E10 N3 FOP=[YR=2000] E8 N4 W4 N2 W4 S6$ N6 E4 S2 E11 S5 FGR=[YR=2000] S21 E20 N23 W10 S2 W10$ E10 N2 E10 N31$.

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	44	3	132.00	SF	6.50	6.50	100	2000	2000	3	77	661	
2	0811	CONCRETE B	0	0	0	0	736.00	SF	5.20	5.20	100	2000	2000	3	77	2,947	

LAND DESCRIPTION

TOTAL OB/XF 3,608

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS