LOT E 82 1/2 FT OF S 165 FT
OF 1 (LESS ROW)
OUT LOTS

GRIFFITH EUGENE P III & ELIZABETH W L/E/
96050 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	391,760
TOTAL MARKET VALUE	391,760
SOH/AGL Deduction	191,252
ASSESSED VALUE	200,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,508
TOTAL JUST VALUE	391,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071809	DEMOLITION	7,470	09/25/2007
6699	REPAIR/RRF	3,190	08/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2782/742	4/10/2025	QC	U	I	11	100
GRANTOR: GRIFFITH EUGENE P III						
GRANTEE: GRIFFITH MARTHA M						
1963/1274	2/19/2015	WD	Q	V	02	160,000
GRANTOR: BRYAN CHRISTINA H & W						
GRANTEE: GRIFFITH EUGENE P I						

1521 ATLANTIC AV, FERNANDINA BEACH

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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		R-1	83.00	166.00	83.00	FF	1	1.18	1.00	1.18	4,000.00	4,720.00	391,760							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 0.00 Total Land Value: 391,760 Market: 0 Agricultural: 0 Common: 391,760 PRINTED 07/09/2026 BY SYS