BLK 215 N 44FT OF S 58FT OF
TRACT A OF LOT 6
IN OR 984/1812

GRIFFITHS FAMILY TRUST/GRIFFITHS FRANCES T TRUSTEE
309 N 5TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0215-06A3

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

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

522 DIVISION ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	118,800
TOTAL MARKET VALUE	118,800
SOH/AGL Deduction	74,863
ASSESSED VALUE	43,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,937
TOTAL JUST VALUE	118,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0984/1812	5/07/2001	WD	Q	I	01	100
GRANTOR: GRIFFITHS GABRIELA						
GRANTEE: GRIFFITHS GABRIELA						
0875/1258	3/23/1999	TD	Q	V	04	1,500
GRANTOR: CLERK OF COURT						
GRANTEE: GRIFFITHS GABRIELA						

BUILDING NOTES

BUILDING DIMENSIONS

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

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-2	44.00	100.00	44.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	118,800							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 0.00 Total Land Value: 118,800 Market: 0 Agricultural: 0 Common: 118,800 PRINTED 07/09/2026 BY SYS