

LOT 18 1998 DEST DW/MH
IN OR 1773/1175
OAK HILL ESTATES #2 PB 5/134

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

2026

31-2N-28-1601-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		4 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100

Quality	04	Quality Level 04
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	1,824	100	2012	1,824	74,074
TOTALS	1,824			1,824	74,074

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	1242	WD DECK A	0	0	10	8	80.00	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	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,824	128.9200	116.03	211,639	1998	1998		0	0	65.00	35.00	
1 M/H 94+ 0% - 0 Heated Area: 1824 HX Base Yr													
24 BAS 2012 24													
TOTALS 1,824 1,824 74,074													

95295 DWIGHT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		74,074	
TOTAL MARKET OB/XF VALUE		280	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		174,354	
SOH/AGL Deduction		28,452	
ASSESSED VALUE		145,902	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		145,902	
TOTAL JUST VALUE		174,354	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		180,922	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003320	DEMO MOBILE HOME	0	04/01/2025
C5390	CO ISSUED	0	04/04/2012
E24611	NEW CONSTR	0	01/01/2012
M16835	H/AC	0	01/01/2012
P15659	NEW CONSTR	0	01/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1773/1175	1/11/2012	QC	U	I	11	7,000	
GRANTOR: WILLIAMS LOUISE							
GRANTEE: GRIFFIS & GRIFFIS F							
0711/0350	8/12/1994	QC	U	V	10	100	
GRANTOR: GRIFFIS LEO B							
GRANTEE: WILLIAMS LOUISE							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2012] W76 S24 E76 N24 \$.									