LOT 41
IN OR 1780/1386
R788157 & R788158

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

2026

31-2N-28-1601-0041-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

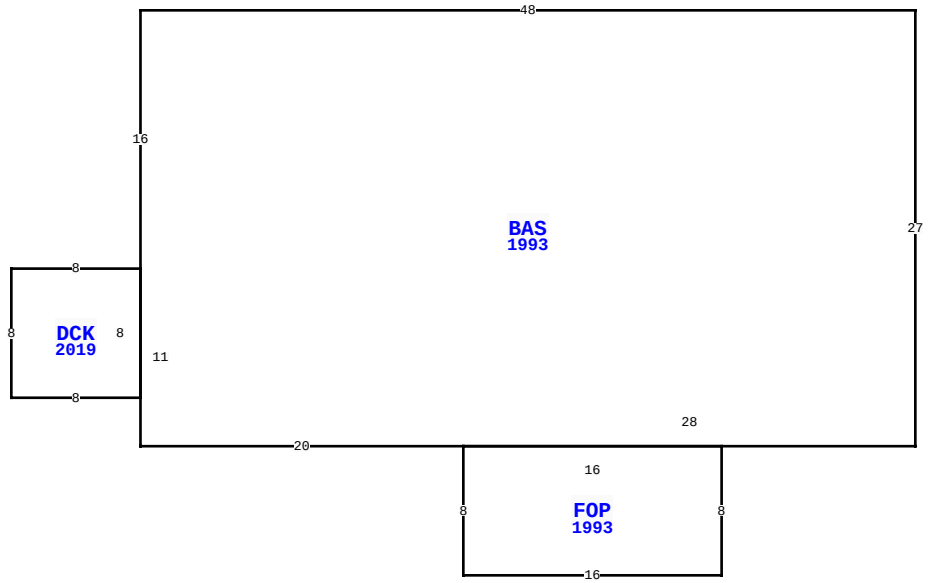
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1993	1,296	38,732
DCK	64	15	2019	10	299
FOP	128	30	1993	38	1,136
TOTALS	1,488			1,344	40,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	117.2000	99.62	133,889	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1296 HX Base Yr



95819 KAREN WALK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	40,167
TOTAL MARKET OB/XF VALUE	1,960
TOTAL LAND VALUE - MARKET	104,000
TOTAL MARKET VALUE	146,127
SOH/AGL Deduction	67,908
ASSESSED VALUE	78,219
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,219
TOTAL JUST VALUE	146,127
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
991908	REPAIR/RRF	0	07/01/1999
E99 5507	CHNGE SRVC	150	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1780/1386	2/27/2012	WD	U	I	12	22,500
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: GRIFFIS & GRIFFIS F						
1774/0451	1/17/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S16 DCK=[YR=2019] W8 S8 E8 N8$ S11 E20
FOP=[YR=1993] S8E16 N8 W16$ E28 N27$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	1.04	AC		1.00	1.00	1.00	100,000.00	100,000.00	104,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.04 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 07/09/2026 BY SYS