LOT 54
IN OR 1830/823
2005 GENA DW/MH

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

2026

31-2N-28-1601-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

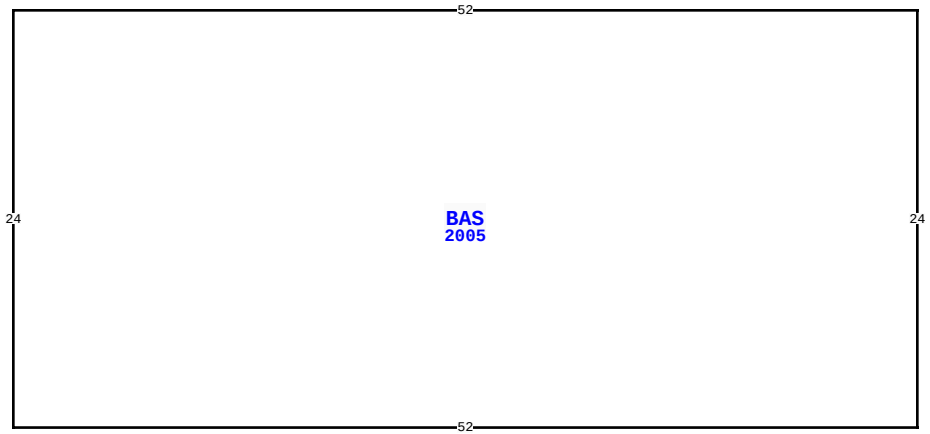
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2005	1,248	68,452
TOTALS	1,248			1,248	68,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	117.2000	105.48	131,639	2005	2005	0	0	0	48.00	52.00

2 M/H 94+ 0% - 0 Heated Area: 1248 HX Base Yr



BLD DATE 02/04/2008 RK
XF DATE
INC DATE
LGL DATE
LAND DATE 05/09/2025 MLU
AG DATE

95001 GEORGE CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	68,452
TOTAL MARKET OB/XF VALUE	3,801
TOTAL LAND VALUE - MARKET	137,000
TOTAL MARKET VALUE	209,253
SOH/AGL Deduction	56,753
ASSESSED VALUE	152,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,500
TOTAL JUST VALUE	209,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4745	MH MOVE-ON	0	03/31/2006
P10826	OTHER	0	03/01/2006
E16726	ELEC OTHER	0	02/01/2006
M11080	MECH OTHER	0	02/01/2006
8132	MH MOVE-ON	30,000	04/09/1990
6997	MH MOVE-ON	20,000	10/26/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1830/0823	12/12/2012	WD	U	I	30	35,000
GRANTOR: WILLIAMS LOUISE						
GRANTEE: GRIFFIS & GRIFFIS F						
1733/1794	4/12/2011	QC	U	I	11	100,000
GRANTOR: KIRCHNER PHILLIP W &						
GRANTEE: WILLIAMS LOUISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W52 S24 E52 N24 $.

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	0940	SHEDS/PORT	0	0	16	11	176.00	SF	30.00	30.00	100	2007	2007	3	24	1,267	
2	0752	USP	0	0	16	24	384.00	SF	15.00	15.00	100	2008	2008	3	44	2,534	

LAND DESCRIPTION

TOTAL OB/XF 3,801

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	1.37	AC		1.00	1.00	1.00	100,000.00	100,000.00	137,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.37 Total Land Value: 137,000 Market: 0 Agricultural: 0 Common: 137,000 PRINTED 07/09/2026 BY SYS