BLOCK 3 LOT 10
IN OR 1639/1315
1994 SPRI DW/MH

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

2026

31-2N-28-4955-0003-0100

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 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

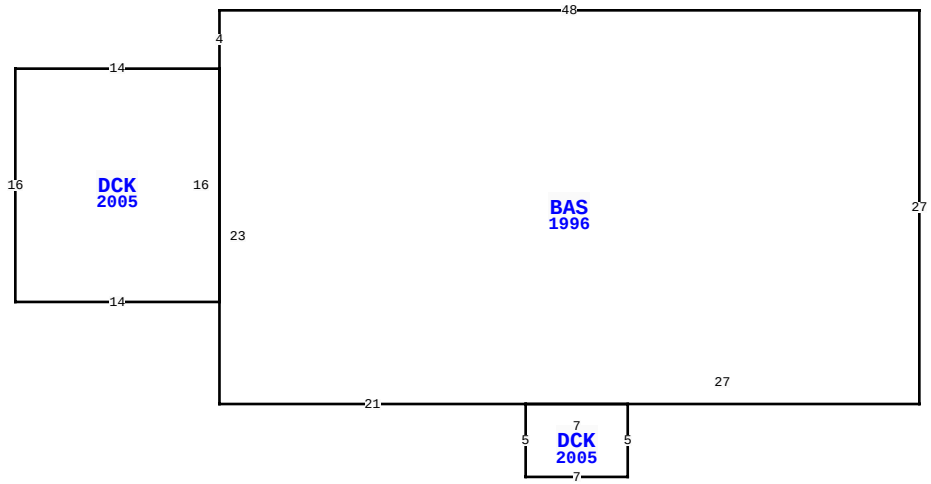
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1996	1,296	41,151
DCK	35	15	2005	5	159
DCK	224	15	2005	34	1,080
TOTALS	1,555			1,335	42,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,335	117.6000	105.84	141,296	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 0% - 0 Heated Area: 1296 HX Base Yr



BLD DATE	03/10/2015 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/09/2025 MLU
AG DATE	

95450 PLUM LOOP, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	42,389
TOTAL MARKET OB/XF VALUE	2,520
TOTAL LAND VALUE - MARKET	98,800
TOTAL MARKET VALUE	143,709
SOH/AGL Deduction	38,030
ASSESSED VALUE	105,679
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,679
TOTAL JUST VALUE	143,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7630	MH MOVE-ON	8,000	01/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1639/1315	9/11/2009	WD	U	I	12	35,500
GRANTOR: AMERICAN GENERAL HOME						
GRANTEE: GIRFFIS & GRIFFIS F						
1624/1376	6/15/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN GENERAL HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S4 DCK=[YR=2005] W14 S16 E14 N16$ S 23 E21
DCK=[YR=2005] S5 E7 N5 W7 $ E27 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	1994	1994	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	0005	OR	0.00	0.00	1.04	AC		1.00	1.00	0.95	100,000.00	95,000.00	98,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.04 Total Land Value: 98,800 Market: 0 Agricultural: 0 Common: 98,800 PRINTED 07/09/2026 BY SYS