LOT 9
ESMT PT OR 1258/1049
LIGHTHOUSE POINTE PB 6/157

BLACKWELDER JOHN J & TAMMY J
28688 GRANDVIEW MNR
YULEE, FL 32097

2023

41-3N-28-1250-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

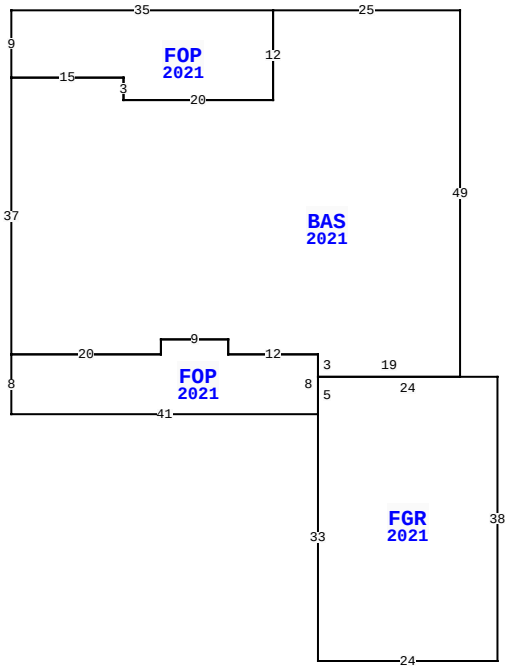
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,424	100	2,424	389,076
FGR	912	55	502	80,576
FOP	346	30	104	16,693
FOP	375	30	112	17,977
TOTALS	4,057		3,142	504,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,142	112.6356	160.51	504,322	2021	2021	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2022 Heated Area: 2424 HX Base Yr 2022



28688 GRANDVIEW MNR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		504,322
TOTAL MARKET OB/XF VALUE		61,949
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		816,271
SOH/AGL Deduction		155,113
ASSESSED VALUE		661,158
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		611,158
TOTAL JUST VALUE		816,271
NCON VALUE		31,470
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		636,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100146	CO ISSUED	0	12/21/2021
B2105611	SWIM POOL	48,000	05/04/2021
B2100146	NEW CONSTR	359,407	01/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2393/1579	9/18/2020	WD	Q	V	02	250,000
GRANTOR: SET FREE SOUTH GEORGI						
GRANTEE: BLACKWELDER JOHN J						
2318/0064	7/02/2018	WD	U	V	11	100
GRANTOR: DUKES HARRIET M						
GRANTEE: SET FREE SOUTH GEOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W25 FOP=[YR=2021] W35 S9 E15 S3 E20 N12$ S12 W20 N3 W15 S37 FOP=[YR=2021] S8 E41 FGR=[YR=2021] S33 E24 N38 W24 S5$ N8 W12 N2 W9 S2 W20$ E20 N2 E9 S2 E12 S3 E19 N49$.

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	0855	CONC PAVER	0	100	0	0	1,818.00	SF	10.00	10.00	100	2021	2021	3	100	18,180	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	100	2,000	
3	0462	ST/AL FNC	0	100	240	4	960.00	SF	10.00	10.00	100	2021	2021	3	98	9,408	
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	99	891	
5	0861	POOL GUNIT	0	100	36	8	288.00	SF	85.00	85.00	100	2022	2022	3	100	24,480	
6	0855	CONC PAVER	0	100	0	0	511.00	SF	10.00	10.00	100	2022	2022	3	100	5,110	
7	1242	WD DECK A	0	100	47	4	188.00	SF	10.00	10.00	100	2022	2022	3	100	1,880	

LAND DESCRIPTION

TOTAL OB/XF 61,949

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	000130	C	SFR WATER	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/05/2022 BY TW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS