

WESTERBEKE JOHN B & CYNTHIA L
28736 GRANDVIEW MANOR
YULEE, FL 32097

41-3N-28-1250-0013-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 31										0500 01 4,139 111.6104 159.04 658,267 2022 2022 0 0 0.00 100.00										Tax Group: 4 Tax Dist:									
Roof Structur 08										1 SFR CUST - 100% - 2023 Heated Area: 3484 HX Base Yr 2023										BUILDING MARKET VALUE 658,267									
Roof Cover 03																				TOTAL MARKET OB/XF VALUE 54,430									
Interior Wall 05																				TOTAL LAND VALUE - MARKET 250,000									
Interior Floo 13																				TOTAL MARKET VALUE 962,697									
Interior Floo 11																				SOH/AGL Deduction 0									
Air Condition 03																				ASSESSED VALUE 962,697									
Heating Type 04																				TOTAL EXEMPTION VALUE HX HB VX 55,000									
Bedrooms										4 100										BASE TAXABLE VALUE 907,697									
Bathrooms										3.5 100										TOTAL JUST VALUE 962,697									
Frame										02 WOOD FRAME 100										NCON VALUE 712,697									
Stories										0 0 100										INCOME VALUE									
Units										0 0 100										PREVIOUS YEAR MKT VALUE 250,000									
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																													
BAL 180 15 27 4,294																													
BAS 2,578 100 2,578 410,005																													
FGR 884 55 486 77,293																													
FOP 204 30 61 9,701																													
FOP 240 30 72 11,451																													
FUS 906 100 906 144,090																													
STR 92 10 9 1,431																													
TOTALS 5,084 4,139 658,267																													
EXTRA FEATURES										28736 GRANDVIEW MNR, YULEE																			
L N 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 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2022 2022 3 100 3,500																													
2 0855 CONC PAVER 0 100 0 0 1,694.00 SF 10.00 10.00 100 2022 2022 3 100 16,940																													
3 0861 POOL GUNIT 0 100 0 0 296.00 SF 85.00 85.00 100 2022 2022 3 100 25,160																													
4 0855 CONC PAVER 0 100 0 0 463.00 SF 10.00 10.00 100 2022 2022 3 100 4,630																													
5 0462 ST/AL FNC 0 100 90 4 360.00 SF 10.00 10.00 100 2022 2022 3 100 3,600																													
6 0463 FENCE GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2022 2022 3 100 600																													
LAND DESCRIPTION										TOTAL OB/XF 54,430																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 05/11/2022 BY TW										Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000										PRINTED 08/02/2023 BY SYS									