

SURBER DENNIS E JR & MARGARET T
28760 GRANDVIEW MNR
YULEE, FL 32097

41-3N-28-1250-0015-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100
Roof Structur08IRREGULAR 100

RooF Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100

InterioR Floo12HARDWOOD 50
Interior Floo13CARPET 50

Air Condition04CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
3 100
02 WOOD FRAME 100

Stories
Units
Occupancy

1.
0
00

1. 100
0 100
NONE 100

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500012,963117.3590167.24495,53220182018001.5098.50

1 SFR CUST - 100% - 2019Heated Area: 2443HX Base Yr 2019

FSP2018BAS2018FOP2018FGR2018

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100201820183993,465

20855CONC PAVER0100001,558.00SF10.0010.001002018201839815,268

30855CONC PAVER01001210120.00SF10.0010.00100201820183981,176

LAND DESCRIPTIONTOTAL OB/XF19,909

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEDTDPHFAC% CONDTOT ADJUNIT PRICERADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000130CSFR WATER1000.000.001.00LT1.001.001.00250,000.00250,000.00250,000

REVIEW DATE01/08/2019BYKWTOTAL ACRES: 0.00TOTAL LAND VALUE: 250,000MARKET: 0AGRICULTURAL: 0COMMON: 250,000PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE488,099

TOTAL MARKET OB/XF VALUE19,909

TOTAL LAND VALUE - MARKET250,000

TOTAL MARKET VALUE758,008

SOH/AGL Deduction171,713

ASSESSED VALUE586,295

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE536,295

TOTAL JUST VALUE758,008

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE622,670

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I RSN CD SALE PRICE

2064/05778/05/2016WDQV02220,000

GRANTOR:TREVETT BUILDING SYST

GRANTEE:SURBER DENNIS E JR

2064/03118/02/2016WDUV30200,000

GRANTOR:JB LIGHTHOUSE LTD

GRANTEE:TREVETT BUILDING SY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 FSP=[YR=2018] W21 S10 E21 N10\$ S10 W21 N10 W13 S52 E13 FOP=[YR=2018] S1 E17 FGR=[YR=2018] S29 E21 N10 E2 N23 W23 S4\$ N5 W10 N2 W7 S6\$ N6 E7 S2 E10 S1 E23 N19 E3 N16 W3 N14\$.