

LOT 16
IN OR 2093/1290
ESMT PT OR 1258/1035

MILO GREGG C & ELIZABETH R
28772 GRANDVIEW MNR
YULEE, FL 32097

2023

41-3N-28-1250-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	13	STAND SEAM 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,231	100	2,231	358,989
FGR	858	55	472	75,949
FOP	165	30	50	8,045
FOP	175	30	52	8,368
FOP	390	30	117	18,826
FUS	899	100	899	144,658
STR	15	10	2	322
STR	86	10	9	1,448

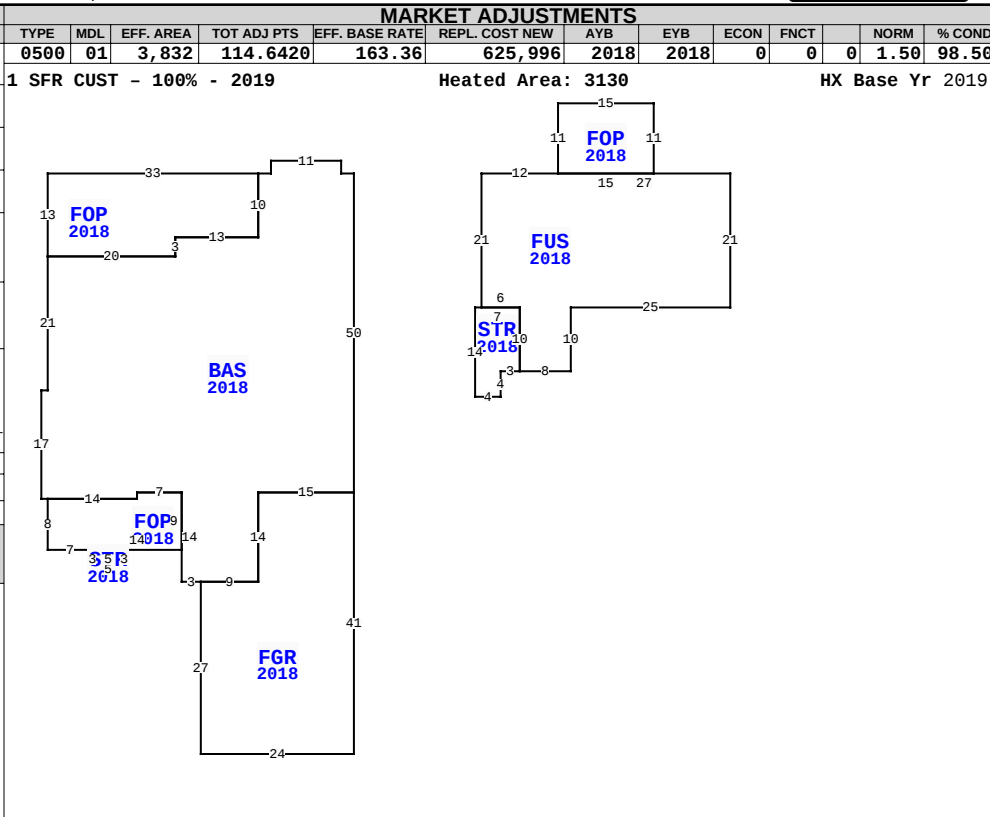
TOTALS	4,819		3,832	616,606
--------	-------	--	-------	---------

EXTRA FEATURES		
----------------	--	--

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	0855	CONC PAVER	0 100	0	0	155.00	SF	10.00	10.00	100	2018	2018	3	98	1,519	
2	0855	CONC PAVER	0 100	29	24	696.00	SF	10.00	10.00	100	2018	2018	3	98	6,821	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465	
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	86	4,300	
5	0861	POOL GUNIT	0 100	28	13	364.00	SF	85.00	85.00	100	2018	2018	3	90	27,846	
6	0855	CONC PAVER	0 100	0	0	868.00	SF	10.00	10.00	100	2018	2018	3	98	8,506	

LAND DESCRIPTION		
------------------	--	--

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

28772 GRANDVIEW MNR, YULEE

TOTAL OB/XF																52,457
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--------

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
------------------------	--	--	--	--	--	--	--	--	--	-------------	---

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		616,606
TOTAL MARKET OB/XF VALUE		52,457
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		919,063
SOH/AGL Deduction		220,315
ASSESSED VALUE		698,748
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		648,748
TOTAL JUST VALUE		919,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		741,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1704040	CO ISSUED	0	03/09/2018
B1808090	SWIM POOL	31,000	01/01/2018
B1704040	NEW CONSTR	411,208	05/08/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2093/1290	1/09/2017	WD	Q	V	02
					240,000

GRANTOR: TREVETT BUILDING SYST					
GRANTEE: MILO GREGG C & ELIZ					
2093/0437	1/04/2017	WD	Q	V	01
					200,000
GRANTOR: JB LIGHTHOUSE LTD					
GRANTEE: TREVETT BUILDING SY					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
---------------------	--	--	--	--	--

BAS=[YR=2018] W2 N2 W11 S2 W2 FOP=[YR=2018] W33 S13 E20 N3 E13 N10\$ S10 W13 S3 W20 S21 W1 S17 E1 FOP=[YR=2018] S8 E7 STR=[YR=2018] S3 E5 N3 W5\$ E14 N9 W7 S1 W14\$ E14 N1 E7 S14 E3 FGR=[YR=2018] S27 E24 N41 W15 S14 W9\$ E9 N14 E15 N50\$ PTR= E20 FUS=[YR=2018] E12 FOP=[YR=2018] N11 E15 S11 W15\$ E27 S21 W25 S10 W8 STR=[YR=2018] W3 S4 W4 N14 E7 S10\$ N10 W6 N21\$ W20 \$.