LOT 17
ESMT PT OR 1258/1035
LIGHTHOUSE POINTE PB 6/157

LAVECCHIA ANTHONY JR & ANDREA MICHELLE
28784 GRANDVIEW MANOR
YULEE, FL 32097

2023

41-3N-28-1250-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4034.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

28784 GRANDVIEW MNR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	250,000
SOH/AGL Deduction	0
ASSESSED VALUE	250,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,000
TOTAL JUST VALUE	250,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013239	NEW CONSTR	605,065	08/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/0011	12/28/2021	WD	U	V	11	100
GRANTOR: STOWERS STEPHEN A & B						
GRANTEE: STOWERS JOINT REVOC						
2427/0501	1/21/2021	WD	Q	V	01	290,000
GRANTOR: STOWERS STEPHEN A & B						
GRANTEE: LAVECCHIA ANTHONY J						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS