

LOT 29
IN OR 1420/808
LIGHTHOUSE POINTE PB 6/157

FOX THERESA A LVG TRUST/FOX THERESA A TRUSTEE
6812 SE WARWICK LANE
STUART, FL 34997

2023

41-3N-28-1250-0029-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																	
																	VALUATION BY STANDARD																	
																	Tax Group: 4						Tax Dist:											
																	BUILDING MARKET VALUE						0											
																	TOTAL MARKET OB/XF VALUE						0											
																	TOTAL LAND VALUE - MARKET						110,000											
																	TOTAL MARKET VALUE						110,000											
																	SOH/AGL Deduction						61,768											
																	ASSESSED VALUE						48,232											
																	TOTAL EXEMPTION VALUE						0											
																	BASE TAXABLE VALUE						48,232											
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																																		
EXTRA FEATURES					28835 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																			
LAND DESCRIPTION					TOTAL OB/XF 0																													
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	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000																	
REVIEW DATE 06/15/2023 BY MLU					Total Acres: 0.00					Total Land Value: 110,000					Market: 0					Agricultural: 0					Common: 110,000					PRINTED 08/02/2023 BY SYS				