



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	376	15	56	7,717
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BAS	240	100	240	33,071
BAS	1,645	100	1,645	226,679
DCK	70	10	7	965
FDG	624	60	374	51,537
FOP	376	30	113	15,571
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FUS	1,645	100	1,645	226,679
UOP	40	20	8	1,103
TOTALS	5,818		4,267	587,988

** This building has 11 Sub-Areas

28713 GRANDVIEW MNR, YULEE

BLD DATE
XF DATE
INC DATE

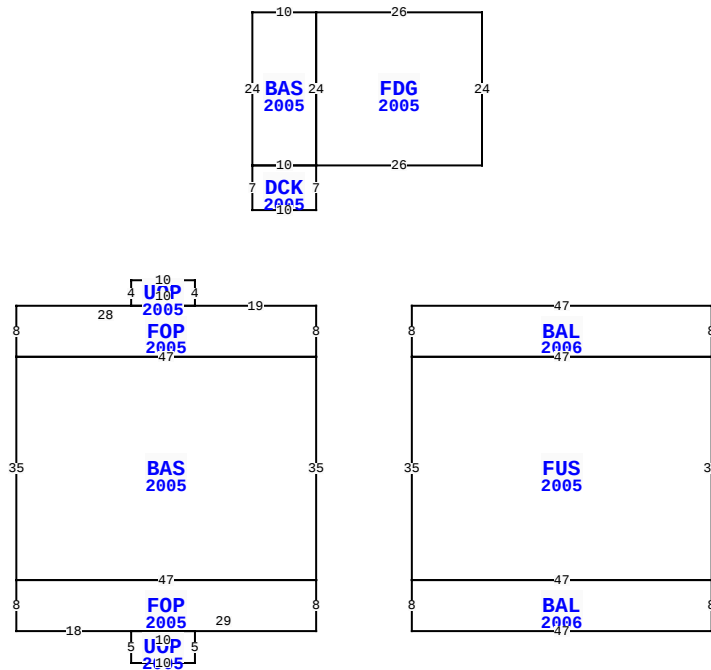
LGL DATE
LAND DATE
AG DATE

06/15/2023 MLU

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0 100	0	0	780.00	SF	5.20	5.20	
3	0810	CONCRETE A	0 100	0	0	210.00	SF	6.50	6.50	
4	0812	CONCRETE C	0 100	0	0	1,361.00	SF	4.00	4.00	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,267	107.4480	153.11	653,320	2001	2001	0	0	10.00	90.00
1 SFR CUST - 100% - 2022											
Heated Area: 3530						HX Base Yr 2022					



NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		587,988
TOTAL MARKET OB/XF VALUE		12,712
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		710,700
SOH/AGL Deduction		132,601
ASSESSED VALUE		578,099
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		528,099
TOTAL JUST VALUE		710,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007627	NEW CONSTR	400,000	10/01/2000
B007628	GARAGE	26,400	10/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2511/1594	11/04/2021	WD	Q	I	01	665,000
GRANTOR: FIN HOMES LLC						
GRANTEE: FOSKEY JOHN D & ANN						
2466/0476	5/27/2021	WD	Q	I	01	400,000
GRANTOR: HENDERSON WILLIAM STE						
GRANTEE: FIN HOMES LLC						

BUILDING NOTES										
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BUILDING DIMENSIONS										
FOP=[YR=2005] W19 UOP=[YR=2005] N4 W10 S4 E10 \$ W28 S8 BAS=[YR=2005] S35 FOP=[YR=2005] S8 E18 UOP=[YR=2005] S5 E10 N5 W10 \$ E29 N8 W47 \$ E47 N35 W47 \$ E47 N8 \$ PTR= N15 DCK=[YR=2005] N7 FDG=[YR=2005] E26 N24 W26 BAS=[YR=2005] W10 S24 E10 N24 \$ S24 \$ W10 S7 E10 \$ S15 \$ PTR= E15 BAL=[YR=2006] E47 S8 FUS=[YR=2005] S35 BAL=[YR=2006] S8 W47 N8 E47 \$ W47 N35 E47 \$ W47 N8 \$ W15 \$.										

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0006		0.00	0.00	1.00	LT