



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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

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	2,176	100	2,176	291,466
FDG	576	60	346	46,345
FOP	456	30	137	18,350
FSP	420	40	168	22,503
FUS	1,324	100	1,324	177,344
STP	48	10	5	669
UOP	28	20	6	804
TOTALS	5,028		4,162	557,482

TOTALS		3,020		4,102		337,402	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0825	BRICK	0	100	13	3	
3	0810	CONCRETE A	0	100	17	12	
4	0500	FP-PRE FAB	0	100	0	0	

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
0500	01	4,162	105.0280	149.66	622,885	2001	2001	0	0	0 10.50	89.50	STANDARD											
1 SFR CUST - 100% - 2021												Tax Group: 4											
Heated Area: 3500												Tax Dist:											
HX Base Yr 2021												BUILDING MARKET VALUE											
												TOTAL MARKET OB/XF VALUE											
												TOTAL LAND VALUE - MARKET											
												TOTAL MARKET VALUE											
												SOH/AGL Deduction											
												ASSESSED VALUE											
												TOTAL EXEMPTION VALUE											
												BASE TAXABLE VALUE											
												TOTAL JUST VALUE											
												NCON VALUE											
												INCOME VALUE											
												PREVIOUS YEAR MKT VALUE											

28681 GRANDVIEW MNR, YULEE												BLD DATE											
												XF DATE											
												INC DATE											
												LGL DATE											
												LAND DATE											
												AG DATE											
												06/15/2023											
												MLU											

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION BY			STANDARD	
Tax Group: 4			Tax Dist:	
BUILDING MARKET VALUE			557,482	
TOTAL MARKET OB/XF VALUE			8,102	
TOTAL LAND VALUE - MARKET			110,000	
TOTAL MARKET VALUE			675,584	
SOH/AGL Deduction			277,848	
ASSESSED VALUE			397,736	
TOTAL EXEMPTION VALUE			50,000	
BASE TAXABLE VALUE			347,736	
TOTAL JUST VALUE			675,584	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			536,011	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801631	REPAIR/RRF	2,000	02/01/2018
M1622899	H/AC	0	06/07/2016
B07456	NEW CONSTR	0	01/01/2005
E007402	CHNGE SRVC	0	10/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2398/1821	9/30/2020	WD	Q	I	01	468,500
GRANTOR: LITTLE JEFF & PAIGE H						
GRANTEE: JOHNSON DAVID R & J						
2340/0224	2/18/2020	WD	Q	I	01	479,000
GRANTOR: AMELIA ISLAND DEVELOP						
GRANTEE: LITTLE JEFF & PAIGE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W8FSP=[YR=2005] N10 W17 UOP=[YR=2005] N4 W7 S4 E7\$ W25 S10 E42\$ W50 S29 FOP=[YR=2005] S16 E24 STP=[YR=2005] D4 L2 E14 U4 L2 W10\$ E25 N8 W41 N8 W8\$ E8 S8 E41 S8 E9 N18 E2 N11 W2 N16\$ PTR= E15 FUS=[YR=2005] E14 N6 E13 S6 E14 S29 W7 S6 W3 N6 W9 S6 W3 N5 W3 N1 W6 S6 W3 N6 W7 N29 \$ W15 \$ PTR= N15 FDG=[YR=2005] E24 N24 W24 S24 \$ S15 \$.											

LAND DESCRIPTION										TOTAL OB/XF										8,102									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000												