LOT 38
LIGHTHOUSE POINTE PB 6/157

PHILLEY CHRISTOPHER R
28659 GRANDVIEW MANOR
YULEE, FL 32097

2023

41-3N-28-1250-0038-0000

BUILDING CHARACTERISTICS

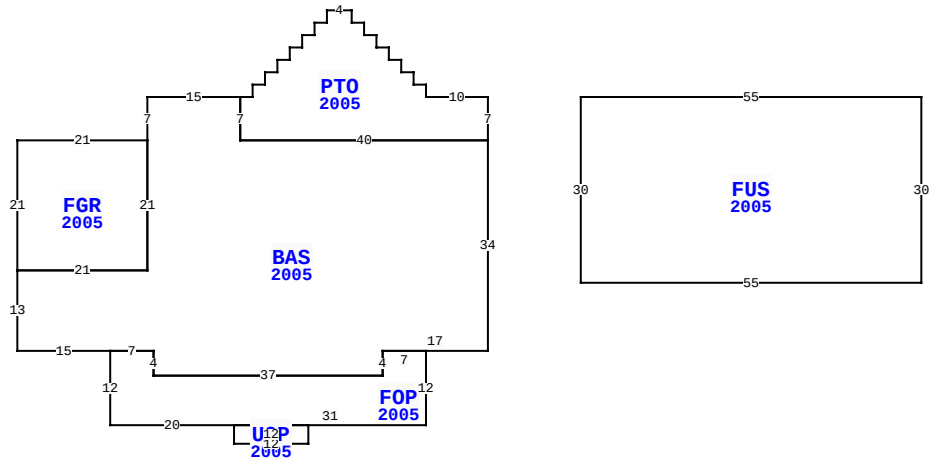
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
BAS	2,396	100	2,396	336,119
FGR	441	55	243	34,088
FOP	464	30	139	19,499
FUS	1,650	100	1,650	231,467
PTO	504	5	25	3,507
UOP	36	20	7	982
TOTALS	5,491		4,460	625,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,460	109.3840	155.87	695,180	2001	2001	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2022 Heated Area: 4046 HX Base Yr 2022



28659 GRANDVIEW MNR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		625,662
TOTAL MARKET OB/XF VALUE		8,697
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		744,359
SOH/AGL Deduction		139,506
ASSESSED VALUE		604,853
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		554,853
TOTAL JUST VALUE		744,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018038	NEW CONSTR	400,000	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/1209	3/15/2021	WD	Q	I	01	582,000
GRANTOR: AMELIA ISLAND DEVELOP						
GRANTEE: PHILLEY CHRISTOPHER						
2043/0665	4/29/2016	SW	U	I	12	273,000
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: AMELIA ISLAND DEVEL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W10 N2 W2 N2 W2 N2 W2 N2 W2 N2 W2 N2 W2 N2 W4 S2 W2 S2 W2 S2 W2 S2 W2 S2 W2 S2 W2 S2 W2 BAS=[YR=2005] W15 S7 FGR=[YR=2005] W21 S21 E21 N21 $ S21 W21 S13 E15 FOP=[YR=2005] S12 E20 UOP=[YR=2005] S3 E12 N3 W12 $ E31 N12 W7 S4 W37 N4 W7 $ E7 S4 E37 N4 E17 N34 W40 N7 $ S7 E40 N7 $ PTR= E15 FUS=[YR=2005] E55 S30 W55 N30 $ W15 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,594.00	SF	4.00	4.00	100	2005	2005	3	87	5,547	

LAND DESCRIPTION

TOTAL OB/XF 8,697

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	000100	C	SFR	100	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 05/07/2018 BY KWX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS