

LOT 39
IN OR 1884/827
ESMT PT OR 1528/682

WASSERMAN BRETT &/BARCELON HERMINIA
28639 GRANVIEW MNR
YULEE, FL 32097

2023

41-3N-28-1250-0039-0000



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													
Exterior Wall	10	ABOVE AVG 100	0500	01	3,926	111.8700	159.41	625,844	2001	2005	0	0	0	8.00	92.00	VALUATION BY STANDARD												
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 0% - 0													Heated Area: 3369 HX Base Yr												
Roof Cover	03	COMP SHNGL 100														Tax Group: 4 Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 575,776												
Interior Floo	12	HARDWOOD 60														TOTAL MARKET OB/XF VALUE 4,061												
Interior Floo	14	CARPET 40														TOTAL LAND VALUE - MARKET 110,000												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 689,837												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 164,286												
Bedrooms	4	100														ASSESSED VALUE 525,551												
Bathrooms	3.5	100														TOTAL EXEMPTION VALUE 0												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 525,551												
Stories	3.	100														TOTAL JUST VALUE 689,837												
Units	0	100	NCON VALUE 0																									
Occupancy	00	NONE 100	INCOME VALUE																									
Quality		05	Quality Level 05		PREVIOUS YEAR MKT VALUE 547,132																							
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	1,292	100	1,292	189,481																								
DCK	178	10	18	2,639																								
FGR	544	55	299	43,851																								
FOP	252	30	76	11,146																								
FOP	282	30	85	12,466																								
FST	50	55	28	4,106																								
FST	42	55	23	3,373																								
FUS	1,140	100	1,140	167,189																								
FUS	937	100	937	137,418																								
STR	16	10	2	293																								
TOTALS	4,861		3,926	575,776																								
EXTRA FEATURES					** This building has 11 Sub-Areas																							
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													
1	0810	CONCRETE A	0	0	0			334.00	SF	6.50				1,889														
2	0810	CONCRETE A	0	0	20	7		140.00	SF	6.50				792														
3	0855	CONC PAVER	0	0	0	0		150.00	SF	10.00				1,380														
TOTAL OB/XF 4,061																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000											
REVIEW DATE 01/10/2019 BY KWX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS																												