

LOT 40
IN OR 1820/124
LIGHTHOUSE POINTE PB 6/157

HARELSON VINCENT & DIANA
28623 GRANDVIEW MANOR
YULEE, FL 32097

2023

41-3N-28-1250-0040-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11
Roof Structure	03
Roof Cover	12
Interior Wall	05
Interior Floor	12
Air Condition	03
Heating Type	04
Bedrooms	4
Bathrooms	3
Frame	02
Stories	2
Units	0
Occupancy	00

Quality	05
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	4034.00

Area Type	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	1,213	175,363
FEP	336	80	269	38,889
FGR	768	55	422	61,009
FOP	306	30	92	13,300
FOP	306	30	92	13,300
FUS	447	100	447	64,623
FUS	1,122	100	1,122	162,208
UOP	40	20	8	1,157

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1, 213	100	1, 213	175, 363
FEP	336	80	269	38, 889
FGR	768	55	422	61, 009
FOP	306	30	92	13, 300
FOP	306	30	92	13, 300
FUS	447	100	447	64, 623
FUS	1, 122	100	1, 122	162, 208
UOP	40	20	8	1, 157
TOTALS	4, 538		2, 665	529, 849

LAND DESCRIPTION	
L N	USE CODE
1	000100

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,665	110.8800	158.00	579,070	2001	2005	0	0	8.50	91.50
1 SFR CUST - 100% - 2023											
Heated Area: 2782											
HX Base Yr 2023											
28623 GRANDVIEW MNR, YULEE											
BLD DATE 01/21/2015 KK LGL DATE 06/15/2023 MLU											
XF DATE											
INC DATE											

28623 GRANDVIEW MNR, YULEE					XF DATE					LAND DATE		06/15/2023	MLU
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150				
44.00	SF	12.50	12.50	100	2005	2005	3	96	528				
147.00	SF	12.50	12.50	100	2005	2005	3	96	1,764				
600.00	SF	5.20	5.20	100	2005	2005	3	87	2,714				
432.00	SF	6.50	6.50	100	2005	2005	3	87	2,443				
150.00	SF	6.50	6.50	100	2001	2001	3	82	800				
126.00	SF	10.00	10.00	100	2014	2014	3	70	882				