LOT 55
LIGHTHOUSE POINTE #2 PB 7/145

LOWRY RUSSELL & MARGOT JOINT REV LVG TRUST/LOWRY R
28942 GRANVIEW MANOR
YULEE, FL 32097

2023

41-3N-28-1250-0055-0000

BUILDING CHARACTERISTICS

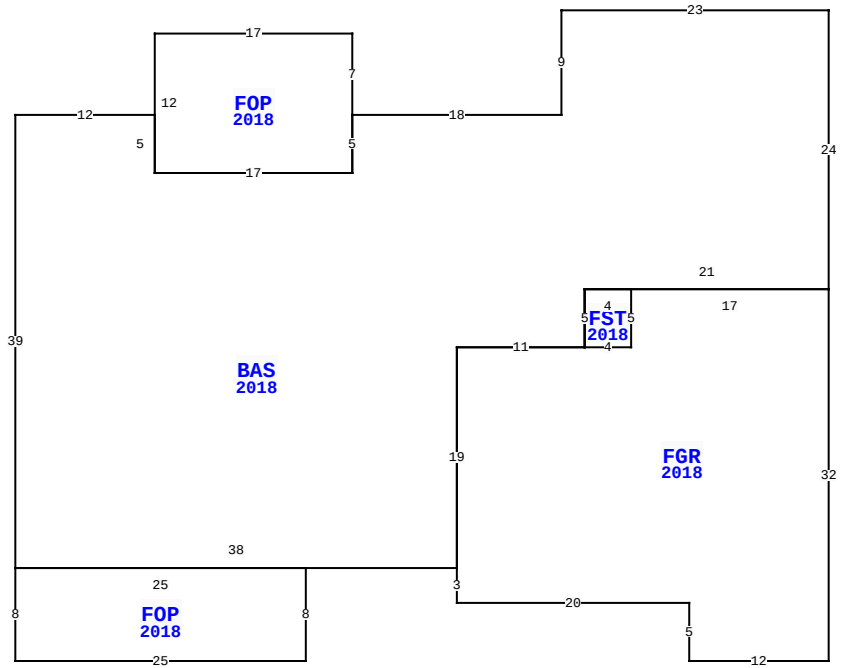
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,139	100	2,139	349,389
FGR	869	55	478	78,078
FOP	200	30	60	9,801
FOP	204	30	61	9,964
FST	20	55	11	1,797
TOTALS	3,432		2,749	449,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,749	116.3712	165.83	455,867	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2019 Heated Area: 2139 HX Base Yr 2019



28942 GRANDVIEW MNR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		449,029
TOTAL MARKET OB/XF VALUE		42,737
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		671,766
SOH/AGL Deduction		219,772
ASSESSED VALUE		451,994
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		401,994
TOTAL JUST VALUE		671,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804632	CO ISSUED	0	12/26/2018
B1808281	SWIM POOL	46,000	12/01/2018
B1804632	NEW CONSTR	303,806	05/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/0880	6/29/2022	SW	U	I	11	100
GRANTOR: LOWRY RUSSELL G & MAR						
GRANTEE: LOWRY RUSSELL & MAR						
2118/0594	5/05/2017	WD	Q	V	01	175,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: LOWRY RUSSELL G & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W23 S9 W18 FOP=[YR=2018] N7 W17 S12 E17 N5$ S5 W17 N5 W12 S39 FOP=[YR=2018] S8 E25 N8 W25 $ E38 FGR=[YR=2018] S3 E20 S5 E12 N32 W17 FST=[YR=2018] S5 W4 N5 E4$ W4 S5 W11 S19$ N19 E11 N5 E21 N24$.

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	0855	CONC PAVER	0	100	24	3	72.00	SF	10.00	10.00	100	2018	2018	3	98	706	
2	0855	CONC PAVER	0	100	0	0	699.00	SF	10.00	10.00	100	2018	2018	3	98	6,850	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	90	4,500	
4	0866	POOL FIBER	0	100	30	12	360.00	SF	72.00	72.00	100	2019	2019	3	90	23,328	
5	0845	KOOL DECK	0	100	0	0	466.00	SF	7.25	7.25	100	2019	2019	3	99	3,345	
6	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	100	2019	2019	3	93	3,720	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 42,737

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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 07/09/2019 BY KW Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS