



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
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
NEIGHBORHOOD/LOC	4034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	2,500	386,317
FGR	587	55	323	49,912
FOP	105	30	32	4,945
FSP	210	40	84	12,980
FSP	215	40	86	13,290
FUS	673	100	673	103,996
PTO	25	5	1	155
STR	28	10	3	464
UST	116	45	52	8,036
TOTALS	4,459		3,754	580,094

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	1,310.00	SF	10.00	
3	0855	CONC PAVER	0 100	12	10	120.00	SF	10.00	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,754	110.0880	156.88	588,928	2018	2018	0	0
1 SFR CUST - 100% - 2019 Heated Area: 3173 HX Base Yr 2019									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
29004 GRANDVIEW MNR, YULEE 06/15/2023 MLU									

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VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			580,094
TOTAL MARKET OB/XF VALUE			17,479
TOTAL LAND VALUE - MARKET			270,000
TOTAL MARKET VALUE			867,573
SOH/AGL Deduction			271,219
ASSESSED VALUE			596,354
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			541,354
TOTAL JUST VALUE			867,573
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			695,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708747	CO ISSUED	0	06/19/2018
B1708747	NEW CONSTR	404,170	10/04/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
9999/9999	9/26/2017	CN	Q	V	01
GRANTOR: GRAY JAMES IRWIN & BA					
GRANTEE: LEWIS JAKE & KELLY					
9999/9999	8/14/2015	CN	Q	V	02
GRANTOR: LIGHTHOUSE POINTE DEV					
GRANTEE: LEWIS JAKE & KELLY					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2018] W16 FSP=[YR=2018] N5 W22 PTO=[YR=2018] W5 S5 E5 N5\$ S5 E1 S5 E21 N5\$ S5 W20 N5 W24 S42 FGR=[YR=2018] S25 E5 S1 E12 N1 E6 N20 FOP=[YR=2018] E21 N5 W21 S5\$N5 W23\$ E44 S5 E16 N47\$ PTR= E25 FSP=[YR=2018] E21 S10 FUS=[YR=2018] S14 E4 S7 STR=[YR=2018] S7 W4 N7 E4\$ W4 S5 W10 S7 W13 N9 UST=[YR=2018] W8 N12 E10 S10 W2 S2\$ N2 E2 N22 E21\$ W21 N10\$ W25\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.50
TOTAL OB/XF 17,479									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	180,000.00	180,000.00	270,000		