



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	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
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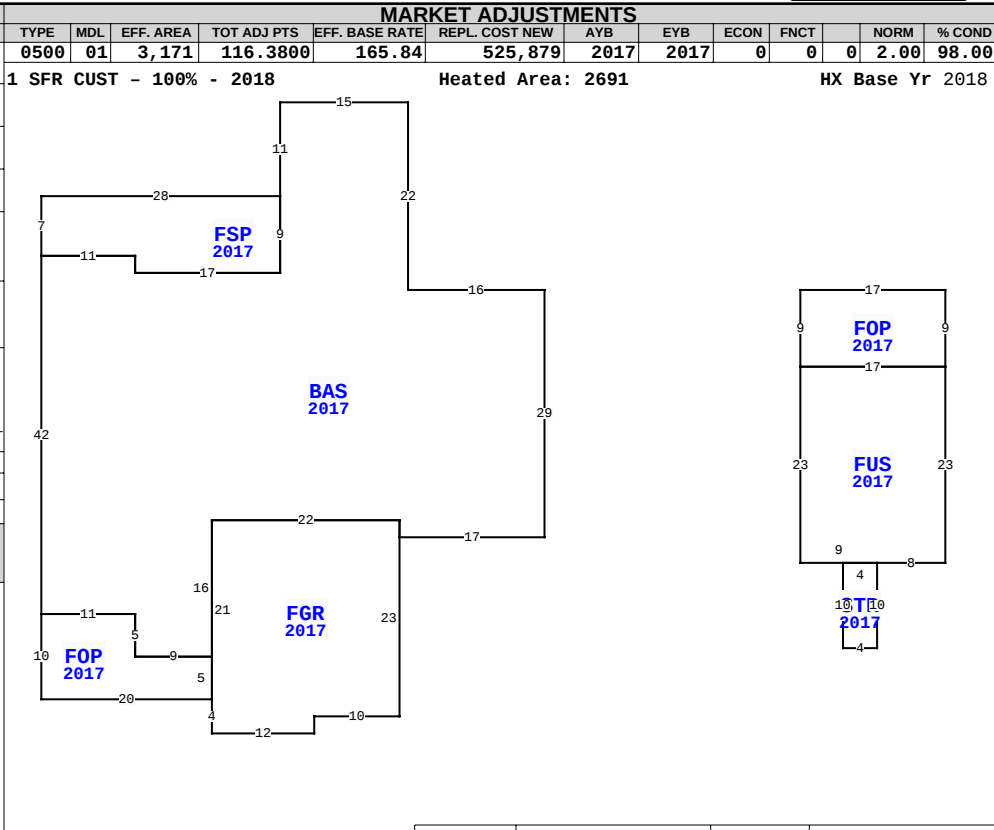
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100	2,300	373,803
FGR	530	55	292	47,457
FOP	153	30	46	7,476
FOP	155	30	46	7,476
FSP	230	40	92	14,952
FUS	391	100	391	63,546
STR	40	10	4	650

TOTALS	3,799		3,171	515,361
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EXTRA FEATURES

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	0855	CONC PAVER	0 100	40	4	160.00	SF	10.00	10.00	100	2017	2017	3	97	1,552	
2	0855	CONC PAVER	0 100	0	0	985.00	SF	10.00	10.00	100	2017	2017	3	97	9,555	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
4	0855	CONC PAVER	0 100	92	3	276.00	SF	10.00	10.00	100	2018	2018	3	98	2,705	
5	0855	CONC PAVER	0 100	28	16	448.00	SF	10.00	10.00	100	2018	2018	3	98	4,390	
6	0462	ST/AL FNC	0 100	126	0	504.00	SF	10.00	10.00	100	2018	2018	3	90	4,536	
7	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION			TOTAL OB/XF 24,983													
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
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



29058 GRANDVIEW MNR, YULEE

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

TOTAL OB/XF 24,983																
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
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

TOTAL OB/XF 24,983																
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
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

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		515,361
TOTAL MARKET OB/XF VALUE		24,983
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		720,344
SOH/AGL Deduction		242,088
ASSESSED VALUE		478,256
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		428,256
TOTAL JUST VALUE		720,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632945	CO ISSUED	0	04/26/2017
B1632945	NEW CONSTR	342,215	08/01/2016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632945	C0 ISSUED	0	04/26/2017
B1632945	NEW CONSTR	342, 215	08/01/2016

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2017] W16 N22 W15 S11 FSP=[YR=2017] W28 S7 E11 S2 E17 N9\$ S9 W17 N2 W11 S42 FOP=[YR=2017] S10 E20 FGR=[YR=2017] S4 E12 N2 E10 N23 W22 S21\$ N5 W9 N5 W11\$ E11 S5 E9 N16 E22 S2 E17 N29\$ PTR= E30 FOP=[YR=2017] E17 S9 FUS=[YR=2017] S23 W8 STR=[YR=2017] S10 W4 N10 E4\$ W9 N23 E17\$ W17 N9\$ W30\$.