

LOT 64
IN OR 2189/1863
LIGHTHOUSE POINTE #2 PB 7/145

GARGARO JOHN R & LISA J
29100 GRANDVIEW MANOR
YULEE, FL 32097

2023

41-3N-28-1250-0064-0000



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										
Exterior Wall	10	ABOVE AVG 100	0500	01	3,213	117.3920	167.28	537,471	2019	2019	0	0	0	1.00	99.00	VALUATION BY STANDARD									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2020													Heated Area: 2711									
Roof Cover	03	COMP SHNGL 90	HX Base Yr 2020																						
Roof Cover	13	STAND SEAM 10																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMNT 90																							
Interior Floo	11	CLAY TILE 10																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
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																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,350	100	2,350	389,177																					
FGR	589	55	324	53,657																					
FOP	131	30	39	6,459																					
FSP	332	40	133	22,026																					
FUS	361	100	361	59,784																					
STR	30	10	3	497																					
STR	32	10	3	497																					
TOTALS	3,825		3,213	532,096																					
EXTRA FEATURES			29100 GRANDVIEW MNR, YULEE																						
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	4	4	16.00	SF	10.00	10.00	100	2019	2019	3	99	158										
2	0855	CONC PAVER	0 100	0	0	810.00	SF	10.00	10.00	100	2019	2019	3	99	8,019										
3	0911	SCRN RM A	0 100	0	0	1,079.00	SF	17.50	17.50	100	2019	2019	3	90	16,994										
4	0861	POOL GUNIT	0 100	26	15	390.00	SF	85.00	85.00	100	2019	2019	3	93	30,830										
5	0855	CONC PAVER	0 100	0	0	689.00	SF	10.00	10.00	100	2019	2019	3	99	6,821										
6	0855	CONC PAVER	0 100	67	3	201.00	SF	10.00	10.00	100	2019	2019	3	99	1,990										
TOTAL OB/XF 64,812																									
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	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																									