LOT 65
IN OR 2229/122
LIGHTHOUSE POINTE #2 PB 7/145

CROCKETT THOMAS D & JANE A
29114 GRANDVIEW MANOR
YULEE, FL 32097

2023

41-3N-28-1250-0065-0000

BUILDING CHARACTERISTICS

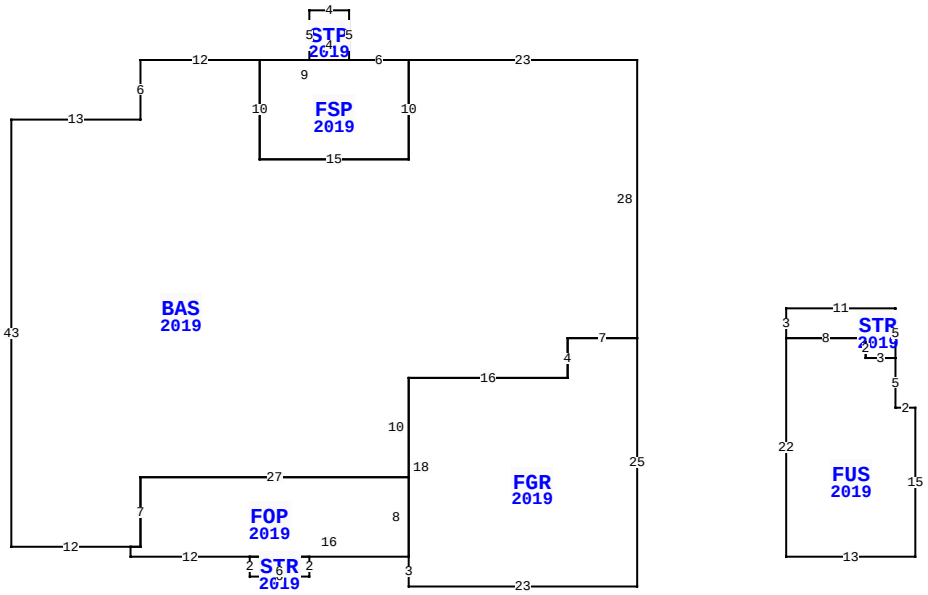
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2,251	100	2,251	366,119
FGR	511	55	281	45,703
FOP	217	30	65	10,572
FSP	150	40	60	9,758
FUS	266	100	266	43,264
STP	20	10	2	326
STR	12	10	1	162
STR	39	10	4	650
TOTALS	3,466		2,930	476,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,930	115.2910	164.29	481,370	2019	2019	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2020 Heated Area: 2517 HX Base Yr 2020



29114 GRANDVIEW MNR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		476,556
TOTAL MARKET OB/XF VALUE		13,365
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		669,921
SOH/AGL Deduction		234,907
ASSESSED VALUE		435,014
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		385,014
TOTAL JUST VALUE		669,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1808818	CO ISSUED	0	07/08/2019
B1808818	NEW CONSTR	336,836	11/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2229/0122	10/04/2018	WD	Q	V	01	165,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: CROCKETT THOMAS D &						
1938/1054	9/19/2014	SW	U	V	37	2,599,000
GRANTOR: VRE ENGLEWOOD LLC						
GRANTEE: LIGHTHOUSE POINTE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W23 FSP=[YR=2019] W6 STP=[YR=2019] N5 W4 S5 E4$ W9 S10 E15 N10$ S10 W15 N10 W12 S6 W13 S43 E12 FOP=[YR=2019] S1 E12 STR=[YR=2019] S2 E6 N2 W6$ E16 FGR=[YR=2019] S3 E23 N25 W7 S4 W16 S18$ N8 W27 S7 W1$ E1 N7 E27 N10 E16 N4 E7 N28$ PTR= S25 E15 STR=[YR=2019] E11 S5 FUS=[YR=2019] S5 E2 S15 W13 N22 E8 S2 E3$ W3 N2 W8 N3$ W15 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0	100	18	3	54.00	SF	10.00	10.00	100	2019	2019	3	99	535	
3	0855	CONC PAVER	0	100	0	0	710.00	SF	10.00	10.00	100	2019	2019	3	99	7,029	
4	0855	CONC PAVER	0	100	0	0	236.00	SF	10.00	10.00	100	2019	2019	3	99	2,336	

LAND DESCRIPTION

TOTAL OB/XF 13,365

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