LOT 67
IN OR 2125/1246
LIGHTHOUSE POINTE #2 PB 7/145

LEWIS EDWARD J & ANN E
29138 GRANDVIEW MANOR
YULEE, FL 32097

2023

41-3N-28-1250-0067-0000

BUILDING CHARACTERISTICS

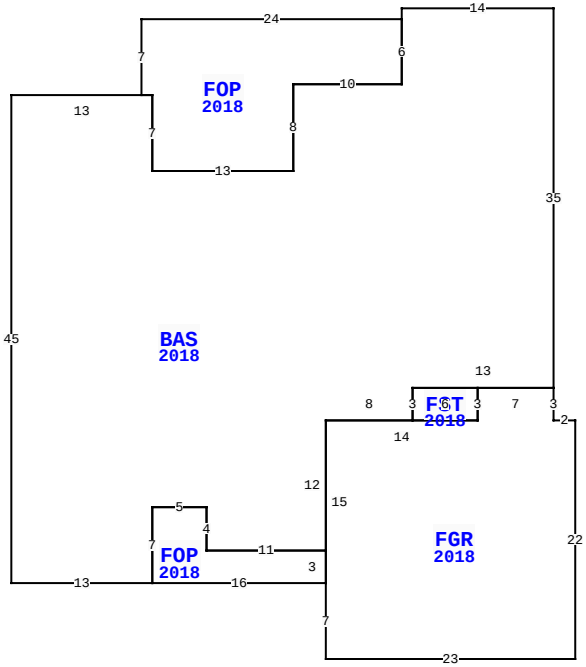
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,859	100	1,859	336,706
FGR	527	55	290	52,525
FOP	68	30	20	3,623
FOP	249	30	75	13,584
FST	18	55	10	1,811
TOTALS	2,721		2,254	408,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,254	129.0366	183.88	414,466	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2019 Heated Area: 1859 HX Base Yr 2019



29138 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		408,249
TOTAL MARKET OB/XF VALUE		10,488
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		528,737
SOH/AGL Deduction		211,341
ASSESSED VALUE		317,396
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		267,396
TOTAL JUST VALUE		528,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709483	CO ISSUED	0	07/18/2018
B1709483	NEW CONSTR	274,806	10/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2125/1246	6/09/2017	WD	Q	V	01	115,000
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: LEWIS EDWARD J & AN						
1974/0393	4/15/2015	SW	Q	V	05	325,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

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	4	24	96.00	SF	10.00	10.00	100	2018	2018	3	98	941	
2	0855	CONC PAVER	0	100	24	16	384.00	SF	10.00	10.00	100	2018	2018	3	98	3,763	
3	0462	ST/AL FNC	0	100	140	0	560.00	SF	10.00	10.00	100	2019	2019	3	93	5,208	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576	

BUILDING DIMENSIONS

BAS=[YR=2018] W14 S1 FOP=[YR=2018] W24 S7 E1 S7 E13 N8 E10 N6$ S6 W10 S8 W13 N7 W13 S45 E13 FOP=[YR=2018] E16 FGR=[YR=2018] S7 E23 N22 W2 N3 W7 FST=[YR=2018] W6 S3 E6 N3$ S3 W14 S15$ N3 W11 N4 W5 S7$ N7 E5 S4 E11 N12 E8 N3 E13 N35$.

LAND DESCRIPTION

TOTAL OB/XF 10,488

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 07/09/2019 BY KWX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS