LOT 68
IN OR 2438/1299
LIGHTHOUSE POINTE #2 PB 7/145

SEIBERT RONALD E & NANCY J
29154 GRANDVIEW MANOR
YULEE, FL 32097

2023

41-3N-28-1250-0068-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

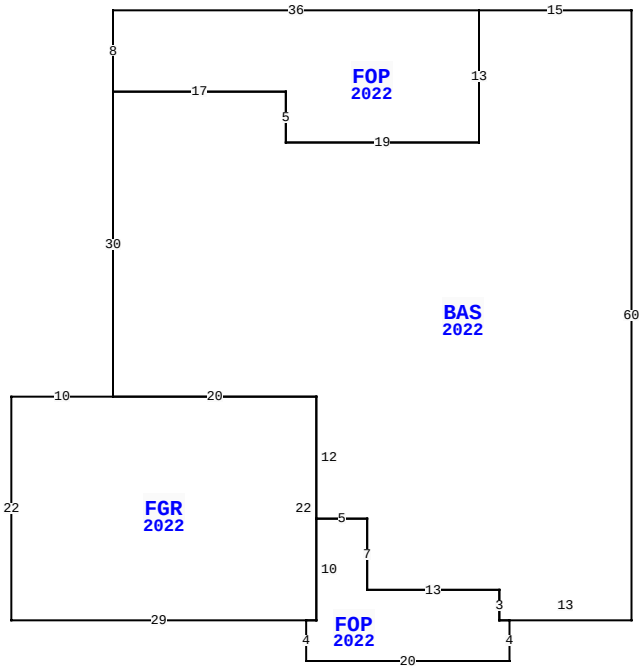
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,148	100	2,148	356,203
FGR	660	55	363	60,196
FOP	169	30	51	8,457
FOP	383	30	115	19,070
TOTALS	3,360		2,677	443,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,677	116.3712	165.83	443,927	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2148 HX Base Yr 2023



29154 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		443,927
TOTAL MARKET OB/XF VALUE		6,700
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		560,627
SOH/AGL Deduction		0
ASSESSED VALUE		560,627
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		510,627
TOTAL JUST VALUE		560,627
NCON VALUE		450,627
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111572	NEW CONSTR	326,678	08/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2438/1299	2/16/2021	WD	Q	V	01	100,000
GRANTOR: SURBER DENNIS E JR &						
GRANTEE: SEIBERT RONALD E &						
2018/0957	12/08/2015	SW	Q	V	01	115,000
GRANTOR: TREVETT BUILDING SYST						
GRANTEE: SURBER DENNIS E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FOP=[YR=2022] W36 S8 E17 S5 E19 N13$ S13 W19 N5 W17 S30 FGR=[YR=2022] W10 S22 E29 FOP=[YR=2022] S4 E20 N4 W1 N3 W13 N7 W5 S10 W1$ E1 N22 W20$ E20 S12 E5 S7 E13 S3 E13 N60$.

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	0	0	638.00	SF	10.00	10.00	100	2022	2022	3	100	6,380	
2	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	2022	2022	3	100	320	

LAND DESCRIPTION

TOTAL OB/XF 6,700

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 09/21/2022 BY DJ Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS