LOT 69
IN OR 2027/1223
LIGHTHOUSE POINTE #2 PB 7/145

SHAFER MARK S & AMELIA A
29170 GRANDVIEW MANOR
YULEE, FL 32097

2023

41-3N-28-1250-0069-0000

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 70
Interior Floo	14	CARPET 30
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

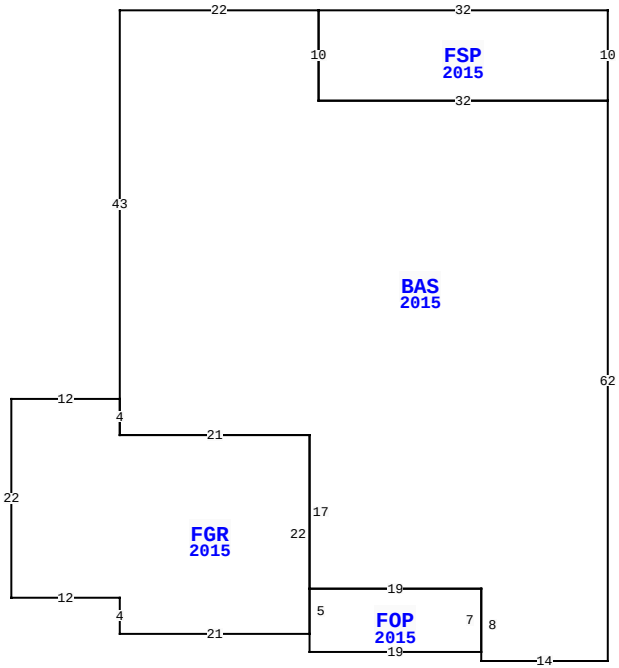
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4034.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,891	100	2,891	465,481
FGR	726	55	399	64,243
FOP	133	30	40	6,441
FSP	320	40	128	20,610
TOTALS	4,070		3,458	556,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,458	116.4812	165.99	573,993	2015	2015	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2017 Heated Area: 2891 HX Base Yr 2017



29170 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		556,773
TOTAL MARKET OB/XF VALUE		6,317
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		673,090
SOH/AGL Deduction		317,343
ASSESSED VALUE		355,747
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		305,747
TOTAL JUST VALUE		673,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429597	CO ISSUED	0	05/07/2015
B1429597	NEW CONSTR	363,668	11/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2027/1223	2/08/2016	SW	Q	I	02	399,900
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: SHAFER MARK S & AME						
1938/1120	9/19/2014	SW	Q	V	05	300,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W32 BAS=[YR=2015] W22 S43 FGR=[YR=2015] W12 S22 E12 S4 E21 FOP=[YR=2015] S2 E19 N7 W19 S5$ N22 W21 N4$ S4 E21 S17 E19 S8 E14 N62 W32 N10$ S10 E32 N10$.

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	658.00	SF	10.00	10.00	100	2015	2015	3	96	6,317	

LAND DESCRIPTION

TOTAL OB/XF 6,317

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 10/01/2015 BY TW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS