LOT 70
LIGHTHOUSE POINTE #2 PB 7/145

MINARCINE GARRY L & SANDRA S
29184 GRANDVIEW MANOR
YULEE, FL 32097

2023

41-3N-28-1250-0070-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

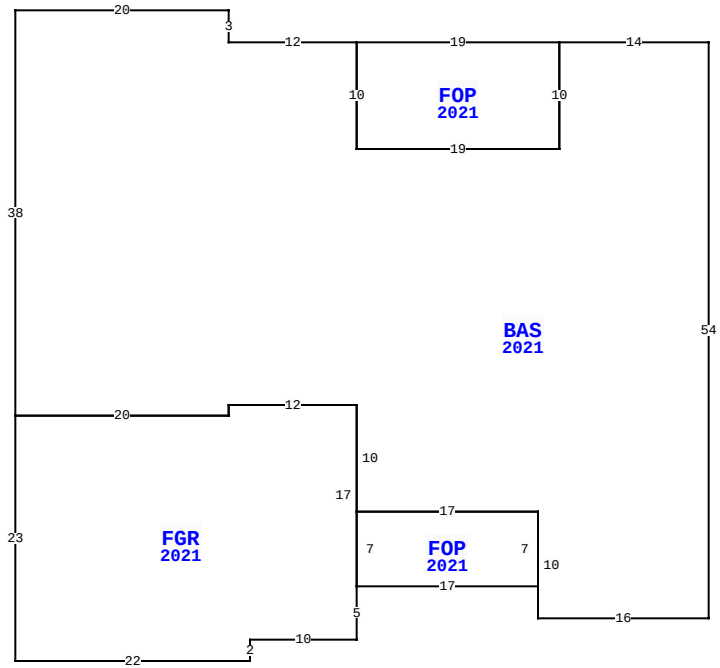
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,590	100	2,590	414,581
FGR	728	55	400	64,028
FOP	119	30	36	5,763
FOP	190	30	57	9,124
TOTALS	3,627		3,083	493,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,083	112.3320	160.07	493,496	2021	2021	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2022 Heated Area: 2590 HX Base Yr 2022



29184 GRANDVIEW MNR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		493,496
TOTAL MARKET OB/XF VALUE		49,855
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		653,351
SOH/AGL Deduction		147,296
ASSESSED VALUE		506,055
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		456,055
TOTAL JUST VALUE		653,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2007229	CO ISSUED	0	07/26/2021
B2108446	POOL SCRN ENCL	9,000	06/28/2021
B2102560	SWIM POOL	35,320	03/03/2021
B2007229	NEW CONSTR	363,034	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2326/0767	12/13/2019	WD	Q	V	02	110,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: MINARCINE GARRY L &						
2154/0609	10/27/2017	WD	U	V	30	187,500
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: LIGHTHOUSE POINTE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 FOP=[YR=2021] W19 S10 E19 N10$ S10 W19 N10 W12 N3 W20 S38 FGR=[YR=2021] S23 E22 N2 E10 N5 FOP=[YR=2021] E17 N7 W17 S7$ N17 W12 S1 W20$ E20 N1 E12 S10 E17 S10 E16 N54$.

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	730.00	SF	10.00	10.00	100	2021	2021	3	100	7,300	
2	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	100	2021	2021	3	98	23,990	
3	0855	CONC PAVER	0	100	0	0	507.00	SF	10.00	10.00	100	2021	2021	3	100	5,070	
4	0911	SCRN RM A	0	100	0	0	795.00	SF	17.50	17.50	100	2021	2021	3	97	13,495	

LAND DESCRIPTION

TOTAL OB/XF 49,855

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 01/05/2022 BY TW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS