LOT 71
LIGHTHOUSE POINTE #2 PB 7/145

ERVIN TRACY S
29198 GRANDVIEW MANOR
YULEE, FL 32097

2023

41-3N-28-1250-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

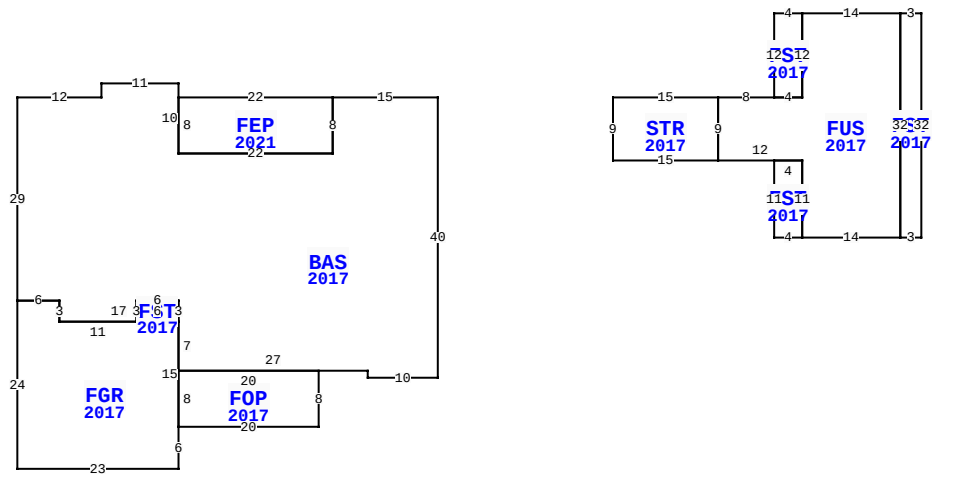
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,017	100	2,017	342,357
FEP	176	80	141	23,933
FGR	519	55	285	48,375
FOP	160	30	48	8,148
FST	18	55	10	1,697
FST	44	55	24	4,074
FST	48	55	26	4,413
FST	96	55	53	8,996
FUS	556	100	556	94,373
STR	135	10	14	2,377
TOTALS	3,769		3,174	538,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,174	121.5412	173.20	549,737	2017	2017	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2021 Heated Area: 2573 HX Base Yr 2021



29198 GRANDVIEW MNR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		538,742
TOTAL MARKET OB/XF VALUE		17,981
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		666,723
SOH/AGL Deduction		217,277
ASSESSED VALUE		449,446
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		399,446
TOTAL JUST VALUE		666,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103319	GLASS WALLS	16,227	03/18/2021
B1633453	CO ISSUED	0	07/12/2017
B1633453	NEW CONSTR	312,131	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2401/1959	10/16/2020	WD	Q	I	01	484,300
GRANTOR: ECHOLS NORMAN T JR &						
GRANTEE: ERVIN TRACY S						
2185/1275	3/23/2018	WD	Q	I	01	435,000
GRANTOR: TREVETT BUILDING SYST						
GRANTEE: ECHOLS NORMAN T JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FEP=[YR=2021] W22 S8 E22 N8$ S8 W22 N10 W11 S2 W12 S29 FGR=[YR=2017] S24 E23 N6 FOP=[YR=2017] E20 N8 W20 S8$ N15 FST=[YR=2017] W6 N3 E6 S3$ N3 W6 S3 W11 N3 W6$ E6 S3 E17 S7 E27 S1 E10 N40$ PTR= E25 STR=[YR=2017] E15 FUS=[YR=2017] E8 FST=[YR=2017] N12 E4 S12 W4$ E4 N12 E14 FST=[YR=2017] E3 S32 W3 N32$ S32 W14 FST=[YR=2017] W4 N11 E4 S11$ N11 W12 N9$ S9 W15 N9$ W25$.

EXTRA FEATURES

L N	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	26	3	78.00	SF	10.00	10.00	100	2017	2017	3	97	757	
2	0855	CONC PAVER	0	100	25	20	500.00	SF	10.00	10.00	100	2017	2017	3	97	4,850	
3	0855	CONC PAVER	0	100	0	0	540.00	SF	10.00	10.00	100	2021	2021	3	100	5,400	
4	1134	LANDSCP BL	0	100	18	2	36.00	SF	3.00	3.00	100	2021	2021	3	100	108	
5	0462	ST/AL FNC	0	100	160	4	640.00	SF	10.00	10.00	100	2021	2021	3	98	6,272	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 17,981

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000136	C	SFR INT	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