LOT 82
LIGHTHOUSE POINTE #2 PB 7/145

ROSENFIELD ILENE B/KAHN AMY I
28028 GRANDVIEW MANOR
YULEE, FL 32097

2023

41-3N-28-1250-0082-0000

BUILDING CHARACTERISTICS

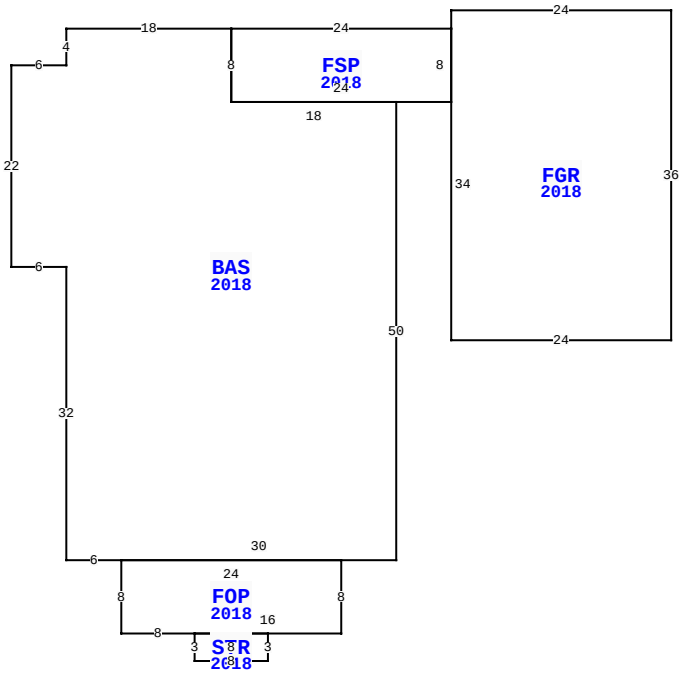
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,076	100	2,076	342,166
FGR	864	55	475	78,290
FOP	192	30	58	9,559
FSP	192	40	77	12,691
STR	24	10	2	330
TOTALS	3,348		2,688	443,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,688	117.4272	167.33	449,783	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2022 Heated Area: 2076 HX Base Yr 2022



28028 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		443,036
TOTAL MARKET OB/XF VALUE		85,320
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		638,356
SOH/AGL Deduction		126,839
ASSESSED VALUE		511,517
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		461,517
TOTAL JUST VALUE		638,356
NCON VALUE		74,295
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005342	ADDITION	14,800	04/06/2022
22003962	SWIM POOL	90,000	03/14/2022
C1802081	CO ISSUED	0	09/20/2018
B1802081	NEW CONSTR	289,663	02/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/1820	7/01/2021	WD	Q	I	02	515,000
GRANTOR: FENNELLY KEVIN M & BE						
GRANTEE: ROSENFIELD ILENE B						
2158/1398	11/15/2017	SW	U	V	37	50,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: FENNELLY KEVIN M &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W24 S2 FSP=[YR=2018] W24 BAS=[YR=2018] W18 S4 W6 S22 E6 S32 E6 FOP=[YR=2018] S8 E8 STR=[YR=2018] S3 E8 N3 W8$ E16 N8 W24$ E30 N50 W18 N8$ S8 E24 N8$ S34 E24 N36 $.

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	27	3	81.00	SF	10.00	10.00	100	2018	2018	3	98	794	
2	0855	CONC PAVER	0	100	58	18	1,044.00	SF	10.00	10.00	100	2018	2018	3	98	10,231	
3	0911	SCRN RM A	0	100	0	0	1,268.00	SF	17.50	17.50	100	2022	2022	3	100	22,190	
4	0861	POOL GUNIT	0	100	0	0	499.00	SF	85.00	85.00	100	2022	2022	3	100	42,415	
5	0855	CONC PAVER	0	100	0	0	769.00	SF	10.00	10.00	100	2022	2022	3	100	7,690	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 85,320

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	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 11/09/2022 BY DJ Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS