LOT 84
IN OR 2176/603
LIGHTHOUSE POINTE #2 PB 7/145

SORRELLS BENJAMIN A & JESSICA L
28110 GRANDVIEW MANOR
YULEE, FL 32097

2023

41-3N-28-1250-0084-0000

BUILDING CHARACTERISTICS

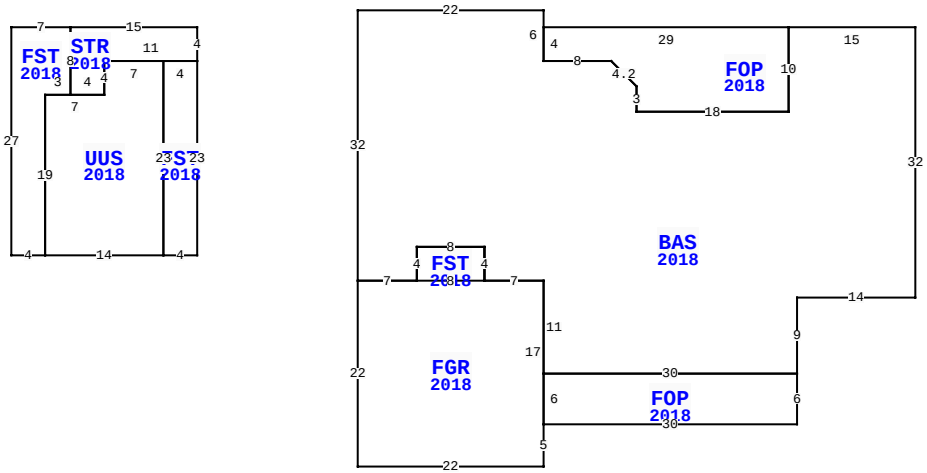
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,122	100	2,122	344,418
FGR	516	55	284	46,096
FOP	180	30	54	8,765
FOP	229	30	69	11,199
FST	32	55	18	2,922
FST	92	55	51	8,278
FST	132	55	73	11,849
STR	76	10	8	1,298
UUS	294	50	147	23,860
TOTALS	3,673		2,826	458,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,826	115.6320	164.78	465,668	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2019 Heated Area: 2122 HX Base Yr 2019



28110 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		458,683
TOTAL MARKET OB/XF VALUE		8,483
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		577,166
SOH/AGL Deduction		281,839
ASSESSED VALUE		295,327
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,327
TOTAL JUST VALUE		577,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706594	CO ISSUED	0	02/09/2018
B1706594	NEW CONSTR	313,267	07/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2176/0603	2/09/2018	WD	Q	I	01	365,000
GRANTOR: TREVETT BUILDING SYST						
GRANTEE: SORRELLS BENJAMIN A						
2174/0199	1/31/2018	WD	U	V	37	40,000
GRANTOR: FITCH INC						
GRANTEE: TREVETT BUILDINGS S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W15 FOP=[YR=2018] W29 S4 E8 D3 R3 S3 E18 N10$ S10 W18 N3 U3 L3 W8 N6 W22 S32 FGR=[YR=2018] S22 E22 N5 FOP=[YR=2018] E30 N6 W30 S6$ N17 W7 FST=[YR=2018] W8 N4 E8 S4$ N4 W8 S4 W7$ E7 N4 E8 S4 E7 S11 E30 N9 E14 N32 $ PTR= W85 STR=[YR=2018] W15 FST=[YR=2018] W7 S27 E4 UUS=[YR=2018] E14 FST=[YR=2018] E4 N23 W4 S23$ N23 W7 S4 W7 S19$ N19 E3 N8$ S8 E4 N4 E11 N4$ E85$.

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	24	3	72.00	SF	10.00	10.00	100	2018	2018	3	98	706	
2	0855	CONC PAVER	0	100	0	0	440.00	SF	10.00	10.00	100	2018	2018	3	98	4,312	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 8,483

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 05/04/2018 BY KW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS