

LOT 86
IN OR 2194/333
LIGHTHOUSE POINTE #2 PB 7/145

BARLOW BELINDA A
28180 GRANDVIEW MANOR
YULEE, FL 32097

2023

41-3N-28-1250-0086-0000



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.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4034.00
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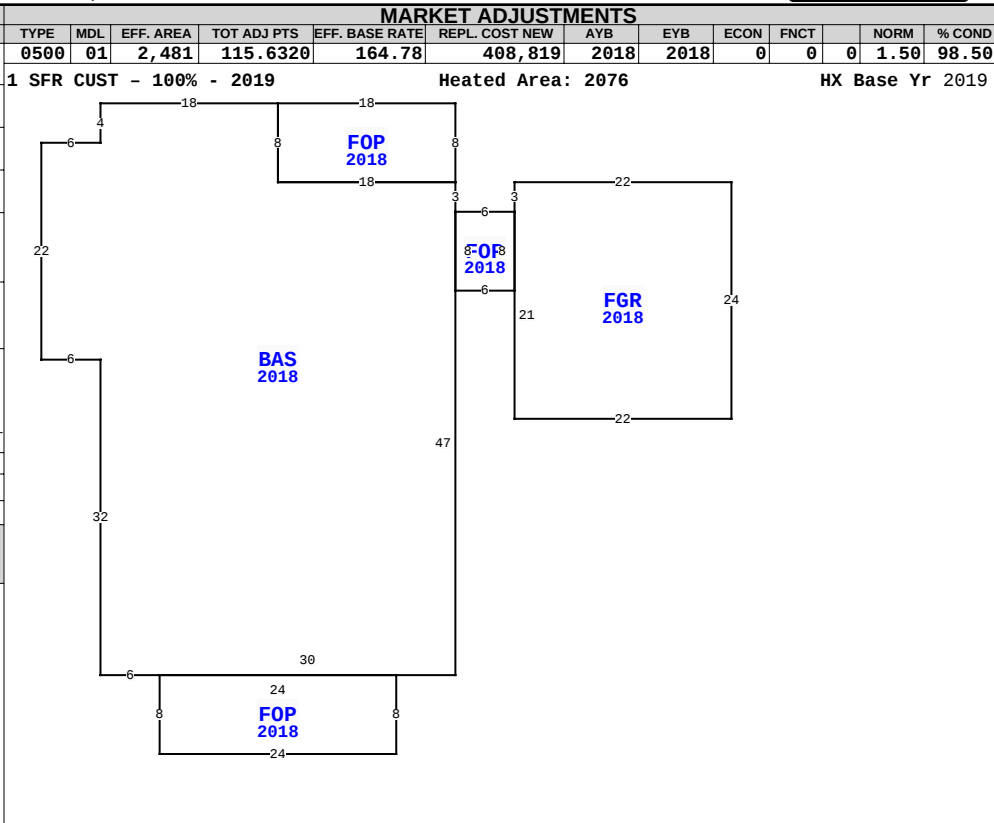
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100	2,076	336,952
FGR	528	55	290	47,069
FOP	48	30	14	2,272
FOP	144	30	43	6,980
FOP	192	30	58	9,414

TOTALS	2,988		2,481	402,687
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	37	4	148.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	875.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	CONSD
1	000136	C	SFR INT	100		PUD	0.00	0.00	

REVIEW DATE	05/04/2018	BY	KW
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28180 GRANDVIEW MNR, YULEE	BLD DATE	LGL DATE	06/15/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
10,025									

TOTAL OB/XF									
10,025									

Total Acres: 0.00	Total Land Value: 110,000	Market: 0	Agricultural: 0	Common: 110,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	402,687		
TOTAL MARKET OB/XF VALUE	10,025		
TOTAL LAND VALUE - MARKET	110,000		
TOTAL MARKET VALUE	522,712		
SOH/AGL Deduction	222,946		
ASSESSED VALUE	299,766		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	249,766		
TOTAL JUST VALUE	522,712		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	394,036		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702559	CO ISSUED	0	03/02/2018
B1702559	NEW CONSTR	264,924	03/28/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2194/0333	5/04/2018	WD	U	I	11	100	
GRANTOR: TREVETT BUILDING SYST							
GRANTEE: BARLOW BELINDA A							
2182/0899	3/05/2018	WD	Q	I	02	374,900	
GRANTOR: TREVETT BUILDING SYST							
GRANTEE: BARLOW BRENDA A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2018]	W22	S3	FOP=[YR=2018]	W6	BAS=[YR=2018]	N3			
FOP=[YR=2018]	N8	W18	S8	E18	W18	N8	W18	S4	W6
FOP=[YR=2018]	S8	E24	N8	W24	E30	N47	S8	E6	N8