

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,381	100	2,381	390,630
FGR	452	55	249	40,851
FOP	174	30	52	8,531
FOP	179	30	54	8,859
FUS	319	100	319	52,336
STR	68	10	7	1,149
UST	84	45	38	6,234
TOTALS	3,657		3,100	508,591

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	18	4	72.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	0	0	810.00	SF	10.00	10.00
4	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00
5	0855	CONC PAVER	0 100	0	0	752.00	SF	10.00	10.00
6	0911	SCRN RM A	0 100	0	0	1,202.00	SF	17.50	17.50
7	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
8	0479	VF PICKET	0 100	0	0	216.00	LF	10.00	10.00
9	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,100	116.8860	166.56	516,336	2016	2018	0	0
1 SFR CUST - 100% - 2022									
Heated Area: 2700									
HX Base Yr 2022									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
29283 GRANDVIEW MNR, YULEE									
06/15/2023 MLU									

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	98	3,430	
2	0855	CONC PAVER	0 100	18	4	72.00	SF	10.00	10.00	100	2016	2016	3	97	698	
3	0855	CONC PAVER	0 100	0	0	810.00	SF	10.00	10.00	100	2021	2021	3	100	8,100	
4	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	2022	2022	3	100	38,250	
5	0855	CONC PAVER	0 100	0	0	752.00	SF	10.00	10.00	100	2022	2022	3	100	7,520	
6	0911	SCRN RM A	0 100	0	0	1,202.00	SF	17.50	17.50	100	2022	2022	3	100	21,035	
7	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	100	5,000	
8	0479	VF PICKET	0 100	0	0	216.00	LF	10.00	10.00	100	2022	2022	3	100	2,160	
9	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

TOTAL OB/XF									
86,793									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
508,591									
TOTAL MARKET OB/XF VALUE									
86,793									
TOTAL LAND VALUE - MARKET									
110,000									
TOTAL MARKET VALUE									
705,384									
SOH/AGL Deduction									
138,621									
ASSESSED VALUE									
566,763									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
516,763									
TOTAL JUST VALUE									
705,384									
NCON VALUE									
74,565									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
477,862									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2302115	ADDITION	23,309	02/16/2023
21015413	SWIM POOL	55,000	11/08/2021
B1632470	CO ISSUED	0	12/16/2016
C1632470	CO ISSUED	0	12/16/2016
B1632470	NEW CONSTR	355,686	06/08/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2475/0364	6/28/2021	WD	Q	I	02	535,000	
GRANTOR: EDGINGTON MATTHEW & J							
GRANTEE: CALLOW JOSEPH F & L							
2089/1877	12/14/2016	SW	Q	I	01	380,000	
GRANTOR: TREVETT BUILDING SYST							
GRANTEE: EDGINGTON MATTHEW &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W14 FOP=[YR=2016] N7 W30 FGR=[YR=2016] N16 W20 S22 E16 S3 E4 N9\$ S4 E12 S3 E18\$ W18 N3 W12 S5 W4 N3 W16 S11 E4 S28 E20 S2 FOP=[YR=2016] S5 E33 N5 W13 N2 W7 S2 W13\$ E13 N2 E7 S2 E13 N7 E7 N33\$ PTR= E20 N30 FUS=[YR=2016] E13 S29STR=[YR=2016] S4 W10 UST=[YR=2016] W6 N14 E6 S14\$ N11 E4 S7 E6\$ W6 N7 W4 N3 W3 N19\$ S30 W20\$.									