

LOT 105
IN OR 2125/6
LIGHTHOUSE POINTE #2 PB 7/145

COLEMAN-DELANEY LISA M/DELANEY LAWRENCE
29243 GRANDVIEW MANOR
YULEE, FL 32097

2023

41-3N-28-1250-0105-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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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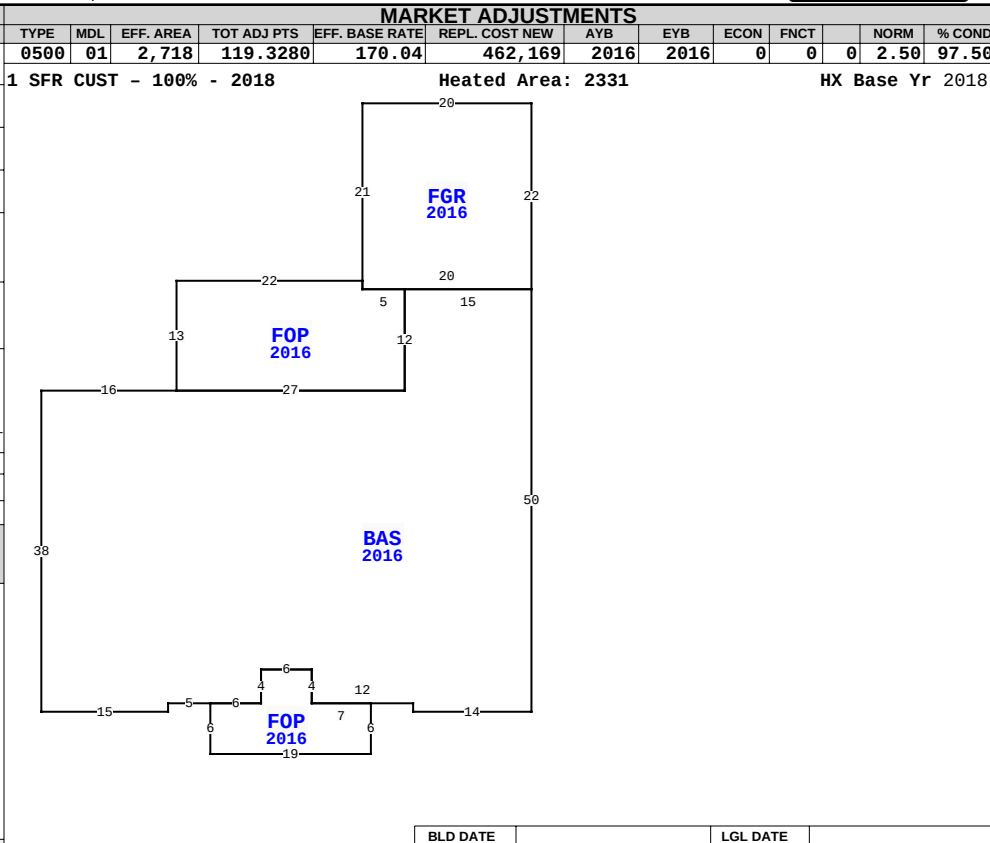
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,331	100	2,331	386,454
FGR	440	55	242	40,121
FOP	138	30	41	6,798
FOP	346	30	104	17,242
TOTALS	3,255		2,718	450,615

EXTRA FEATURES		
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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	30	4	120.00	SF	10.00	10.00	100	2016	2016	3	97	1,164	
2	0810	CONCRETE A	0 100	0	0	343.00	SF	6.50	6.50	100	2016	2016	3	97	2,163	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000136	C	SFR INT	100	

REVIEW DATE	12/28/2016	BY	KW
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		450,615	
TOTAL MARKET OB/XF VALUE		3,327	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		563,942	
SOH/AGL Deduction		220,845	
ASSESSED VALUE		343,097	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		293,097	
TOTAL JUST VALUE		563,942	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		430,293	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632108	CO ISSUED	0	09/21/2016
B1632108	NEW CONSTR	293,527	04/19/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2125/0006	6/07/2017	SW	Q	I	01
GRANTOR: DOSTIE HOMES LLC					
GRANTEE: COLEMAN-DELANEY LIS					
1974/0393	4/15/2015	SW	Q	V	05
GRANTOR: LIGHTHOUSE POINTE DEV					
GRANTEE: DOSTIE HOMES LLC					

BUILDING NOTES		
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BUILDING DIMENSIONS		
FGR=[YR=2016] W20 S21 FOP=[YR=2016] W22 S13 BAS=[YR=2016] W16 S38 E15 N1 E5 FOP=[YR=2016] S6 E19 N6 W7 N4 W6 S4 W6\$ E6 N4 E6 S4 E12 S1 E14 N50 W15 S12 W27\$ E27 N12 W5 N1\$ S1 E20 N22\$.		

TOTAL OB/XF															3,327
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TOTAL OB/XF															3,327
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Market:	0	Agricultural:	0	Common:	110,000	PRINTED 08/02/2023 BY SYS
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