LOT 106
LIGHTHOUSE POINTE #2 PB 7/145

KING BEMBRY B II & TYESHIA N
29223 GRANDVIEW MANOR
YULEE, FL 32097

2023

41-3N-28-1250-0106-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

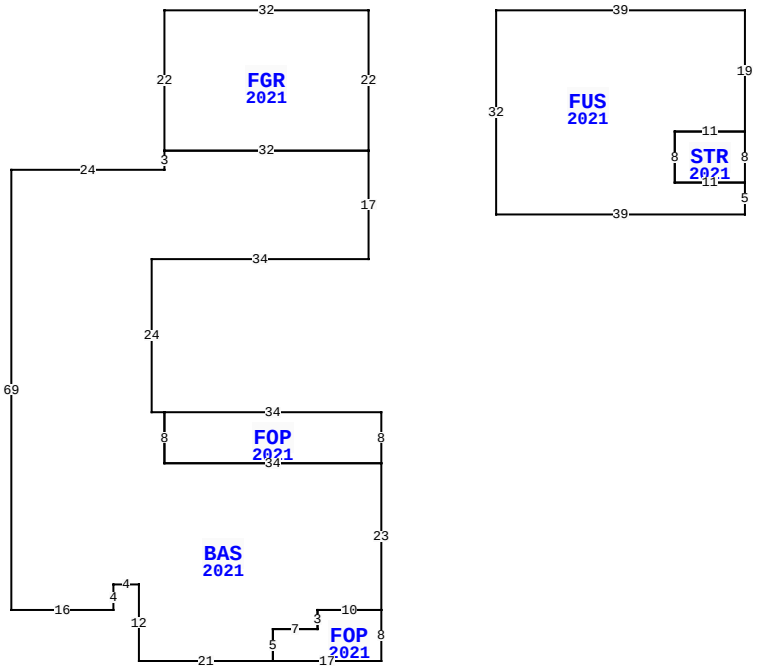
NEIGHBORHOOD/LOC 4034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,107	100	3,107	445,637
FGR	704	55	387	55,507
FOP	115	30	34	4,877
FOP	272	30	82	11,761
FUS	1,160	100	1,160	166,379
STR	88	10	9	1,291
TOTALS	5,446		4,779	685,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,779	100.6544	143.43	685,452	2021	2021	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2022 Heated Area: 4267 HX Base Yr



29223 GRANDVIEW MNR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		685,452
TOTAL MARKET OB/XF VALUE		54,280
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		849,732
SOH/AGL Deduction		804,672
ASSESSED VALUE		45,060
TOTAL EXEMPTION VALUE	13	45,060
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		849,732
NCON VALUE		45,060
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		605,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001239	ADDITION	8,000	01/21/2022
B206783	CO ISSUED	0	08/20/2021
B2105716	SWIM POOL	46,874	05/05/2021
B206783	NEW CONSTR	563,105	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2491/0362	8/26/2021	SW	Q	I	01	742,600
GRANTOR: JOHN MERRILL HOMES LL						
GRANTEE: KING BEMBRY B II &						
2384/1493	8/10/2020	WD	Q	V	01	105,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: JOHN MERRILL HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W32 S22 BAS=[YR=2021] S3 W24 S69 E16 N4 E4 S12 E21 FOP=[YR=2021] E17 N8 W10 S3 W7 S5$ N5 E7 N3 E10 N23 FOP=[YR=2021] N8 W34 S8 E34$ W34 N8 W2 N24 E34 N17 W32$ E32 N22$ PTR=E20 FUS=[YR=2021] E39 S19 STR=[YR=2021] S8 W11 N8 E11$ W11 S8 E11 S5 W39 N32$ W20$.

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	0	0	572.00	SF	10.00	10.00	100	2021	2021	3	100	5,720	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	
3	0861	POOL GUNIT	0	100	27	12	324.00	SF	85.00	85.00	100	2022	2022	3	100	27,540	
4	0855	CONC PAVER	0	100	0	0	492.00	SF	10.00	10.00	100	2022	2022	3	100	4,920	
5	0911	SCRN RM A	0	100	0	0	720.00	SF	17.50	17.50	100	2022	2022	3	100	12,600	

LAND DESCRIPTION

TOTAL OB/XF 54,280

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 05/11/2022 BY TW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS