



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	13	STAND SEAM 20
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	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	1,888	100	1,888	307,640
FGR	528	55	290	47,254
FOP	137	30	41	6,681
FOP	192	30	58	9,451
FOP	200	30	60	9,776
FST	60	55	33	5,377
FST	60	55	33	5,377
FUS	728	100	728	118,624
STR	18	10	2	326
STR	24	10	2	326

** This building has 12 Sub-Areas

28951 GRANDVIEW MNR, YULEE

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 PAVR	0	100	4	3			12.00	SF	10.00	2017	3	97	116	
2	0810	CONCRETE A	0	100	0	0			350.00	SF	6.50	2017	3	97	2,207	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

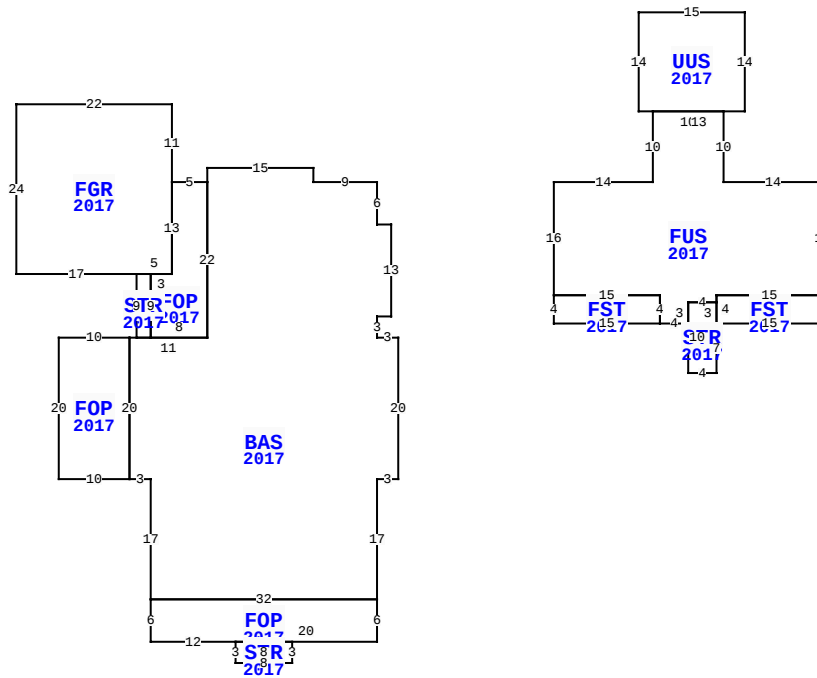
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,244	116.6836	166.27	539,380	2017	2017	0	0	2.00	98.00

1 SFR CUST - 100% - 2020

Heated Area: 2616

HX Base Yr 2020



NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		528,592
TOTAL MARKET OB/XF VALUE		2,323
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		640,915
SOH/AGL Deduction		228,682
ASSESSED VALUE		412,233
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		362,233
TOTAL JUST VALUE		640,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632949	CO ISSUED	0	02/17/2017
B1632949	NEW CONSTR	352,796	08/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2190/1230	4/18/2018	SW	Q	I	01	430,000
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: RICHTER JIMMIE & BE						
1938/1120	9/19/2014	SW	Q	V	05	300,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=2017] W9 N2 W15 S2 FOP=[YR=2017] W5 FGR=[YR=2017] N11 W22 S24 E17 STR=[YR=2017] S9 E2 N9 W2\$ E5 N13\$ S13 W3 S9 E8 N22\$ S22 W11 FOP=[YR=2017] W10 S20 E10 N20\$ S20 E3 S17 FOP=[YR=2017] S6 E12 STR=[YR=2017] S3 E8 N3 W8\$ E20 N6 W32\$ E32 N17 E3 N20 W3 N3 E2 N13 W2 N6\$ PTR= E25 FUS=[YR=2017] E14 N10 UUS=[YR=2017] W2 N14 E15 S14 W13\$ E10 S10 E14 S16 FST=[YR=2017] S4 W15 STR=[YR=2017] S7 W4 N10 E4 S3\$ N4 E15\$ W15 S1 W4 S3 W4 FST=[YR=2017] W15 N4 E15 S4\$ N4 W15 N16\$ W25\$.