LOT 121
LIGHTHOUSE POINTE #2 PB 7/145

NOONAN MICHAEL &/AVERY-HOISINGTON COURTNEY C
28903 GRANDVIEW MANOR
YULEE, FL 32097

2023

41-3N-28-1250-0121-0000

BUILDING CHARACTERISTICS

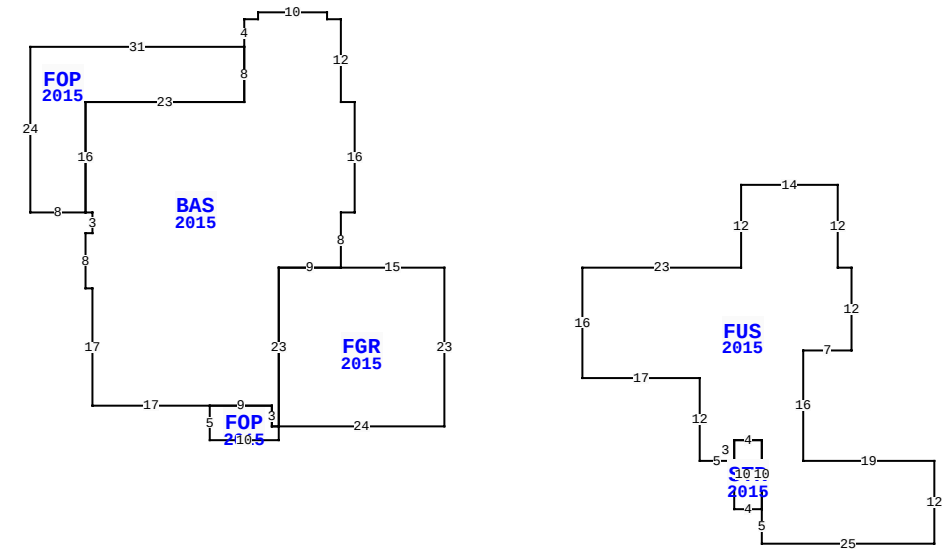
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,641	100	1,641	259,394
FGR	552	55	304	48,054
FOP	47	30	14	2,213
FOP	376	30	113	17,862
FUS	1,232	100	1,232	194,744
STR	40	10	4	632
TOTALS	3,888		3,308	522,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,308	114.3560	162.96	539,072	2015	2015	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2023 Heated Area: 2873 HX Base Yr 2023



28903 GRANDVIEW MNR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		522,900
TOTAL MARKET OB/XF VALUE		7,941
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		640,841
SOH/AGL Deduction		0
ASSESSED VALUE		640,841
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		590,841
TOTAL JUST VALUE		640,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529930	CO ISSUED	0	05/02/2016
B1529930	NEW CONSTR	353,252	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0308	11/21/2022	WD	Q	I	01	770,000
GRANTOR: LANE LORRAINE &						
GRANTEE: NOONAN MICHAEL & CO						
2310/1694	10/04/2019	WD	Q	I	01	493,000
GRANTOR: RAINES ANDREW L & CRY						
GRANTEE: EMERY TERRY A & LOR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W15 BAS=[YR=2015] N8 E2 N16 W2 N12 W2 N1 W10 S1 W2 S4 FOP=[YR=2015] W31 S24 E8 N16E23 N8$ S8 W23 S16 E1 S3 W1 S8 E1 S17 E17 FOP=[YR=2015] S5 E10 N2 W1 N3 W9 $ E9 S3 E1 N23 E9$ W9 S23 E24 N23$ PTR=E20 FUS=[YR=2015] E23 N12 E14 S12 E2 S12 W7 S16 E19 S12 W25 N5 STR=[YR=2015] W4 N10 E4 S10$ N10 W4 S3 W5 N12 W17 N16$ 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	304.00	SF	7.00	7.00	100	2015	2015	3	96	2,043	
2	0855	CONC PAVER	0	100	0	0	645.00	SF	7.00	7.00	100	2015	2015	3	96	4,334	
3	0479	VF PICKET	0	100	0	0	98.00	LF	10.00	10.00	100	2021	2021	3	99	970	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 7,941

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 05/13/2022 BY TWA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS