LOT 2 & PT OF LOT 3
IN OR 2084/1997 &
PT OF LOT 1 IN OR 2096/740

CRUMLEY HARVEL K & MYRTICE YVONNE
28602 GRANDVIEW MNR
YULEE, FL 32097

2024

41-3N-28-1250-0002-0000

BUILDING CHARACTERISTICS

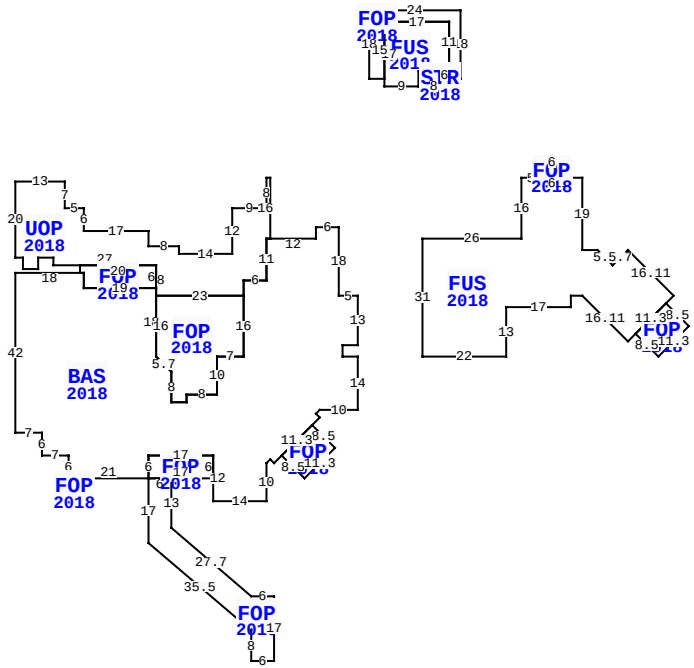
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	3,823	100	3,823	935,435
FOP	12	30	4	979
FOP	24	30	7	1,713
FOP	96	30	29	7,096
FOP	96	30	29	7,096
FOP	102	30	31	7,586
FOP	116	30	35	8,564
FOP	177	30	53	12,968
FOP	504	30	151	36,948
FOP	410	30	123	30,096
TOTALS	8,229		6,360	1,556,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	6,360	167.3036	250.96	1,596,106	2018	2018	0	0	0	2.50	97.50

1 SFR CUST - 100% - 2019 Heated Area: 5705 HX Base Yr 2019



** This building has 14 Sub-Areas

28602 GRANDVIEW MNR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,658,972
TOTAL MARKET OB/XF VALUE		141,605
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		2,050,577
SOH/AGL Deduction		622,753
ASSESSED VALUE		1,427,824
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,377,824
TOTAL JUST VALUE		2,050,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,983,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633064	CO ISSUED	0	05/14/2018
B1633310	SWIM POOL	88,000	10/01/2016
B1633064	NEW CONSTR	842,678	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2084/1997	11/16/2016	SW	U	I	11	100
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: CRUMLEY HARVEL KERM						
2096/0740	8/11/2016	QC	U	V	11	100
GRANTOR: LIGHTHOUSE POINTE AT						
GRANTEE: CRUMLEY HARVEL KERM						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2018] N16 W1 S8 W9 S12 W14 N2 W8 N4 W17 N6 W5 N7 W13 S20 E2 S3 E4 N3 E4 S2 E27 S8 E23 N4 E6 N11 E1$ BAS=[YR=2018] W1 S11 W6 S4 FOP=[YR=2018] W23 S16 R4 D4 S8 E4 N2 E8 N10 E7 N16$ S16 W7 S10 W8 S2 W4 N8 U4 L4 N18 FOP=[YR=2018] N6 W20 S2 E1 S4 E19$ W19 N4 W18 S42 E7 S6 E7 S6 FOP=[YR=2018] S4 E3 N4 W3$ E21 FOP=[YR=2019] S17 D23 R27 S8 E6 N17 W6 U18 L21 N13 W6$ FOP=[YR=2018] E17 N6 W17 S6$ N6 E17 S12 E14 N10 U1 R1 D1 R1 U2 R2 FOP=[YR=2018] R6 D6 R8 U8 U6 L6 L8 D8 $ U8 R8 U2 R2 U1 L1 U1 R1 E10 N14 W4 N3 E4 N13 W5 N18W6 S3 W12$ PTR= E40 FUS=[YR=2018] E26 N16 E5 FOP=[YR=2018] N4 E6 S4 W6$ E11 S19 E4 R4 D4 U4 R4 R12 D12 L2 D2 FOP=[YR=2018] R6 D6 D8 L8 L6 U6 U8 R8 $

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	1126	CB/STC 8"	0	100	43	0	350.00	SF	8.00	8.00	100	2004	2004	3	84	2,352	
2	1127	BRICK 8"	0	100	2	2	288.00	SF	11.00	11.00	100	2018	2018	3	99	3,136	
3	0462	ST/AL FNC	0	100	175	0	875.00	SF	10.00	10.00	100	2018	2018	3	87	7,613	
4	0092	AUTO GATE	0	100	12	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	82	2,870	
5	0462	ST/AL FNC	0	100	30	0	120.00	SF	10.00	10.00	100	2018	2018	3	87	1,044	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	
7	0825	BRICK	0	100	0	0	3,912.00	SF	12.50	12.50	100	2018	2018	3	99	48,411	
8	0861	POOL GUNIT	0	100	0	0	774.00	SF	85.00	85.00	100	2018	2018	3	87	57,237	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	82	1,640	
10	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2018	2018	3	82	8,200	

TOTAL OB/XF 132,785

LAND DESCRIPTION

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	000130	C	SFR WATER	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/10/2019 BY KW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS

LOT 2 & PT OF LOT 3
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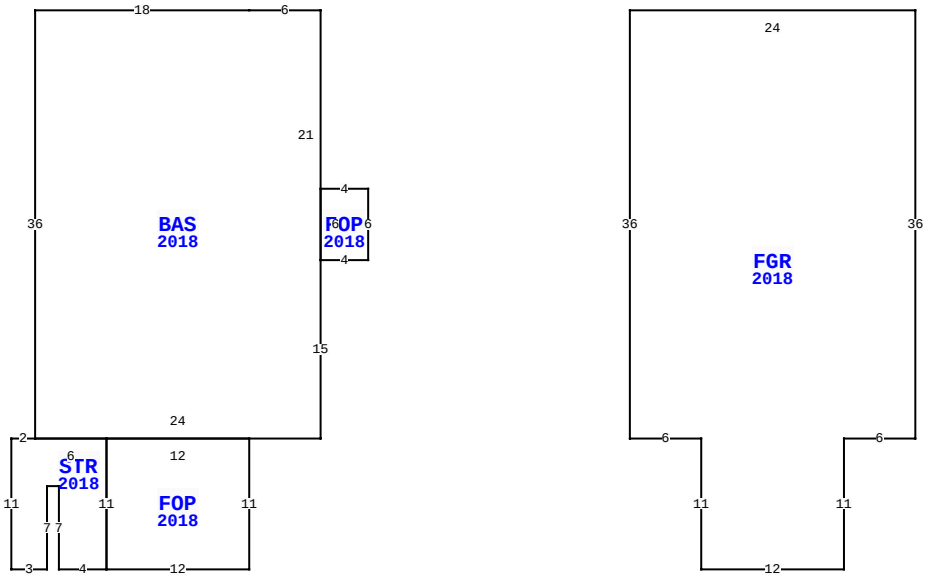
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	60,526
FGR	996	55	548	38,390
FOP	24	30	7	490
FOP	132	30	40	2,802
STR	81	10	8	561
TOTALS	2,097		1,467	102,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,467	143.6925	71.85	105,404	2018	2018	0	0	0	2.50	97.50

2 ACCESORY U – 100% - 2019 Heated Area: 864 HX Base Yr 2019



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BUILDING NOTES

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
11	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
12	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	6,860	

BUILDING DIMENSIONS

FGR=[YR=2018] W24 S36 E6 S11 E12 N11 E6 N36$ PTR= W50
BAS=[YR=2018] W6 W18 S36 STR=[YR=2018] W2 S11 E3 N7 E1 S7
E4 FOP=[YR=2018] E12 N11 W12 S11$ N11 W6$ E24 N15
FOP=[YR=2018] E4 N6 W4 S6$ N21$ E50 $.

LAND DESCRIPTION

TOTAL OB/XF 8,820

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

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