LOT 13
ESMT PT OR 1258/1035
LIGHTHOUSE POINTE PB 6/157

WESTERBEKE JOHN B & CYNTHIA L
28736 GRANDVIEW MANOR
YULEE, FL 32097

2024

41-3N-28-1250-0013-0000

BUILDING CHARACTERISTICS

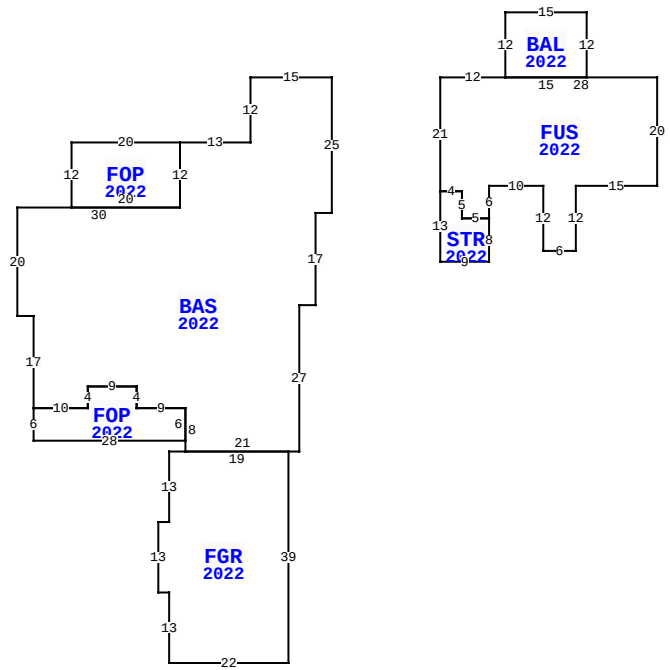
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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
BAL	180	15	27	4,520
BAS	2,578	100	2,578	431,609
FGR	884	55	486	81,366
FOP	204	30	61	10,213
FOP	240	30	72	12,054
FUS	906	100	906	151,683
STR	92	10	9	1,507
TOTALS	5,084		4,139	692,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,139	111.6104	167.42	692,951	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 3484 HX Base Yr 2023



28736 GRANDVIEW MNR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		692,951
TOTAL MARKET OB/XF VALUE		53,849
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		996,800
SOH/AGL Deduction		5,222
ASSESSED VALUE		991,578
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		936,578
TOTAL JUST VALUE		996,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		962,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006183	CO ISSUED	0	04/20/2022
B2105651	SWIM POOL	37,680	05/04/2021
B2100969	NEW CONSTR	494,479	01/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2381/1609	8/03/2020	WD	Q	V	01	237,500
GRANTOR: BRAAKSMA HAROLD & VIV						
GRANTEE: WESTERBEKE JOHN B &						
2321/0354	11/21/2019	QC	U	V	11	100
GRANTOR: BRAAKSMA HAROLD LIVIN						
GRANTEE: BRAAKSMA HAROLD & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 S12 W13 FOP=[YR=2022] W20 S12 E20 N12$ S12 W30 S20 E3 S17 FOP=[YR=2022] S6 E28 N6 W9 N4 W9 S4 W10$ E10 N4 E9 S4 E9 S8 FGR=[YR=2022] W3 S13 W2 S13 E2 S13 E22 N39 W19$ E21 N27 E3 N17 E3 N25$ PTR=E20 FUS=[YR=2022] E12 BAL=[YR=2022] N12 E15 S12 W15$ E28 S20 W15 S12 W6 N12 W10 S6 STR=[YR=2022] S8 W9 N13 E4 S5 E5$ W5 N5 W4 N21$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500	
2	0855	CONC PAVER	0	100	0	0	1,694.00	SF	10.00	10.00	100	2022	2022	3	100	16,940	
3	0861	POOL GUNIT	0	100	0	0	296.00	SF	85.00	85.00	100	2022	2022	3	98	24,657	
4	0855	CONC PAVER	0	100	0	0	463.00	SF	10.00	10.00	100	2022	2022	3	100	4,630	
5	0462	ST/AL FNC	0	100	90	4	360.00	SF	10.00	10.00	100	2022	2022	3	98	3,528	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 53,849

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 05/11/2022 BY TW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS