

COXWELL CYNTHIA ALLISON
28748 GRANDVIEW MANOR
YULEE, FL 32034

41-3N-28-1250-0014-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION08IRREGULAR 1001 SFR CUST - 100% - 2020Roof Cover03COMP SHNGL 100Interior Wall05DRYWALL 100Interior Floor12HARDWOOD 70Interior Floor14CARPET 30Air Conditioning03CENTRAL 100Heating Type04AIR DUCTED 100Bedrooms4 100Bathrooms4.5 100Frame02WOOD FRAME 100Stories Units1. 100Occupancy00NONE 100Quality05Quality Level 05DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4034.00BASFGRFOPFSPPTOPTOTOTAL GROSS AREASUBAREA MARKET VALUE664,301

MARKET ADJUSTMENTS

TYPEDLMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBYEYBECONFNCTNORM % COND0500013,932114.3450171.52674,417201920192019001.5098.50

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDMARKETVALUE664,301TOTAL MARK OB/XF VALUE18,263TOTAL LAND VALUE - MARKET250,000TOTAL MARKET VALUE932,564SOH/AGL Deduction227,739ASSESSED VALUE704,825TOTAL EXEMPTION VALUHX HB VX WX60,000BASE TAXABLE VALUE644,825TOTAL JUST VALUE932,564NCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE902,687SALES DATAOFF RECORD NumberDATETYPEINSTQUVRSNCDSALE PRICE2031/01372/29/2016SWQV01215,000GRANTORTREVETT BUILDING SYSTRANTEE: COXWELL BRIAN ALAN2031/01342/29/2016SWUV37175,000GRANTORSCHOUGH RAYMOND W & DEGRANTEETREVETT BUILDING SYBUILDING NOTESBUILDING DIMENSIONSFOPE=[YR=2019] N18 W13 PTO=[YR=2019] W17 S7 FSP=[YR=2019] S11 E17 N11 W17\$ E17 N7\$ S18 E13\$ BAS=[YR=2019] W30 N11 W15 S57 W4 S14 E4 S7 E5 S2 E7 N2 E2 FOPE=[YR=2019] E6 N10 W6 S10\$ N10 E6 S10 E2 S2 FGRI=[YR=2019] S18 E1 S20 E8 S2 E9 N2 E7 N23 PTO=[YR=2019] E6N14 W6 S14\$ N14 W16 N3 W4 S2 W5\$ E5 N2 E4 S3 E14 N70\$.LAND DESCRIPTIONTOTAL OB/XF18,263LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT LND UNITUNITDPHTFACTCONDADJTUNITPRICEADJ UNITPRICELAND OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV1000130CSFR WATER100PUD0.000.001.00LT1.001.001.00250,000.00250,000.00250,000REVIEW DATE 07/10/2019 BY KW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS