

SURBER DENNIS E JR & MARGARET T
28760 GRANDVIEW MNR
YULEE, FL 32097

41-3N-28-1250-0015-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms3 100

Frame02WOOD FRAME 100

Stories1. 1. 100

Units0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4034.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,4431002,443421,465

FGR7395540670,043

FOP9930305,175

FSP210408414,491

TOTALS3,4912,963511,175

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100201820183983,430

20855CONC PAVER0100001,558.00SF10.0010.001002018201839715,113

30855CONC PAVER01001210120.00SF10.0010.00100201820183971,164

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT D TDPHT FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000130CSFR WATER100PUD0.000.001.00LT1.001.001.00250,000.00250,000.00250,000

REVIEW DATE01/08/2019BYKWTotal Acres: 0.00Total Land Value: 250,000Market: 0Agricultural: 0Common: 250,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500012,963117.3590176.04521,60720182018002.0098.00

1 SFR CUST - 100% - 2019Heated Area: 2443HX Base Yr 2019

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

28760 GRANDVIEW MNR, YULEE

2064/05778/05/2016WDQUV02220,000

GRANTOR:TREVETT BUILDING SYSTGRANTEE:SURBER DENNIS E JR2064/03118/02/2016WDQUV30200,000GRANTOR:JB LIGHTHOUSE LTDGRANTEE:TREVETT BUILDING SY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 FSP=[YR=2018] W21 S10 E21 N10\$ S10 W21 N10 W13 S52 E13 FOP=[YR=2018] S1 E17 FGR=[YR=2018] S29 E21 N10 E2 N23 W23 S4\$ N5 W10 N2 W7 S6\$ N6 E7 S2 E10 S1 E23 N19 E3 N16 W3 N14\$.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE511,175

TOTAL MARKET OB/XF VALUE19,707

TOTAL LAND VALUE - MARKET250,000

TOTAL MARKET VALUE780,882

SOH/AGL Deduction176,998

ASSESSED VALUE603,884

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE553,884

TOTAL JUST VALUE780,882

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE758,008

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V / I / RSN CD SALE PRICE

2064/05778/05/2016WDQUV02220,000

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