

LOT 16
ESMT PT OR 1258/1035
LIGHHOUSE POINTE PB 6/157

MILO GREGG C & ELIZABETH R L/E/
28772 GRANDVIEW MNR
YULEE, FL 32097

2024

41-3N-28-1250-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	13	STAND SEAM 20
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		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4034.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,231	100	2,231	375,970
FGR	858	55	472	79,542
FOP	165	30	50	8,426
FOP	175	30	52	8,763
FOP	390	30	117	19,717
FUS	899	100	899	151,500
STR	15	10	2	337
STR	86	10	9	1,517

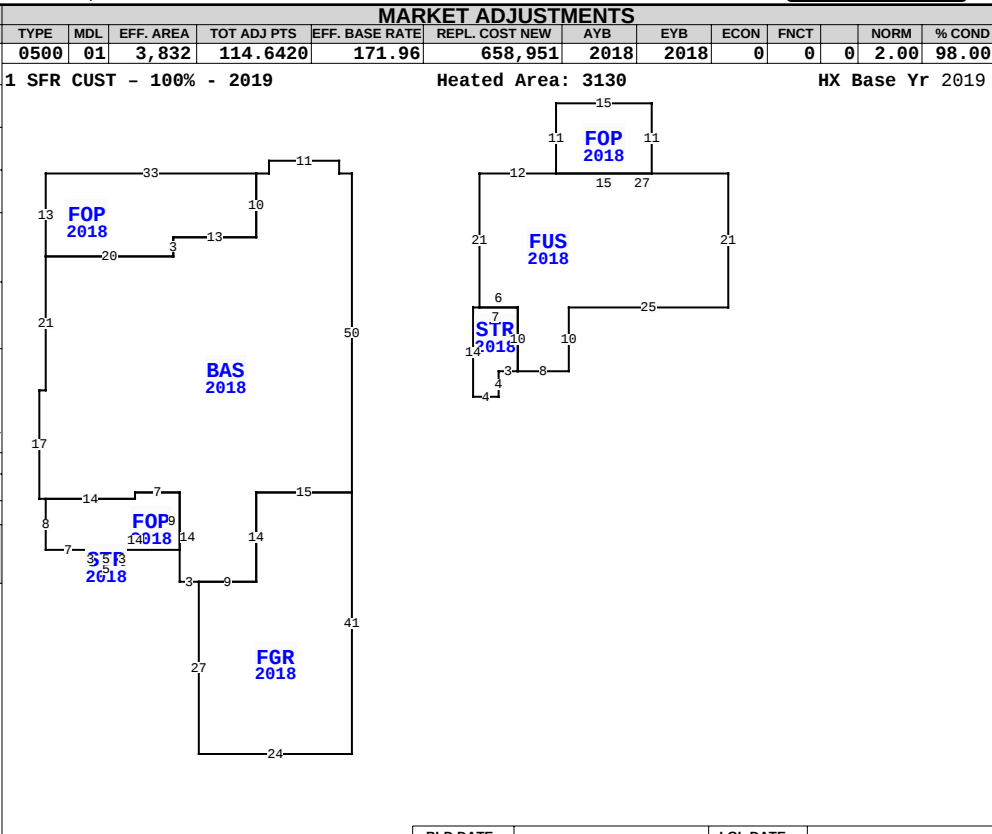
TOTALS	4,819		3,832	645,772
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EXTRA FEATURES

L N	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	155.00	SF	10.00	10.00	100	2018	2018	3	97	1,504	
2	0855	CONC PAVER	0 100	29	24	696.00	SF	10.00	10.00	100	2018	2018	3	97	6,751	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	82	4,100	
5	0861	POOL GUNIT	0 100	28	13	364.00	SF	85.00	85.00	100	2018	2018	3	87	26,918	
6	0855	CONC PAVER	0 100	0	0	868.00	SF	10.00	10.00	100	2018	2018	3	97	8,420	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



28772 GRANDVIEW MNR, YULEE

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

TOTAL OB/XF 51,123

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										645,772	
TOTAL MARKET OB/XF VALUE										51,123	
TOTAL LAND VALUE - MARKET										250,000	
TOTAL MARKET VALUE										946,895	
SOH/AGL Deduction										227,185	
ASSESSED VALUE										719,710	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										669,710	
TOTAL JUST VALUE										946,895	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										919,063	
PERMIT NUM										ISSUED	
C1704040										CO ISSUED 0 03/09/2018	
B1808090										SWIM POOL 31,000 01/01/2018	
B1704040										NEW CONSTR 411,208 05/08/2017	
SALES DATA											
OFF RECORD Number										DATE	
2685/882										8/02/2023	
TYPE INST										Q U I 11	
RSN CD										11	
SALE PRICE										100	
GRANTOR: MILO GREGG C & ELIZAB											
GRANTEE: MILO FAMILY REVOCAB											
2093/1290										1/09/2017 WD Q V 02 240,000	
GRANTOR: TREVETT BUILDING SYST											
GRANTEE: MILO GREGG C & ELIZ											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2018] W2 N2 W11 S2 W2 FOP=[YR=2018] W33 S13 E20 N3											
E13 N10\$ S10 W13 S3 W20 S21 W1 S17 E1 FOP=[YR=2018] S8 E7											
STR=[YR=2018] S3 E5 N3 W5\$ E14 N9 W7 S1 W14\$ E14 N1 E7 S14											
E3 FGR=[YR=2018] S27 E24 N41 W15 S14 W9\$ E9 N14 E15 N50\$											
PTR= E20 FUS=[YR=2018] E12 FOP=[YR=2018] N11 E15 S11 W15\$											
E27 S21 W25 S10 W8 STR=[YR=2018] W3 S4 W4 N14 E7 S10\$ N10 W6											
N21\$ W20 \$.											