PT OF LOT 22
IN OR 2548/1287
LIGHTHOUSE POINTE PB 6/157

GRAY JAMES I & BARBARA H TRUST/GRAY JAMES I TRUSTE
PO BOX 328
YULEE, FL 32041

2024

41-3N-28-1250-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

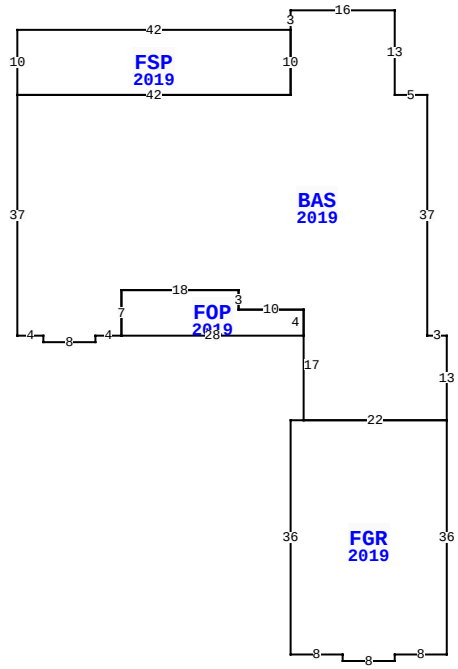
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,667	100	2,667	450,609
FGR	872	55	480	81,099
FOP	166	30	50	8,448
FSP	420	40	168	28,385
TOTALS	4,125		3,365	568,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,365	114.3560	171.53	577,198	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 2667 HX Base Yr 2021



28844 GRANDVIEW MNR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		568,540
TOTAL MARKET OB/XF VALUE		38,418
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		786,958
SOH/AGL Deduction		217,608
ASSESSED VALUE		569,350
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		519,350
TOTAL JUST VALUE		786,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		762,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004806	(30) STORM SHUTTE	30,000	06/01/2020
C1808334	CO ISSUED	0	12/13/2019
B1808334	NEW CONSTR	379,631	11/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2548/1287	3/18/2022	SW	U	I	11	100
GRANTOR: GRAY JAMES IRWIN & BA						
GRANTEE: JAMES I & BARBARA H						
2077/0062	10/06/2016	WD	Q	V	01	185,000
GRANTOR: TREVETT BUILDING SYST						
GRANTEE: GRAY JAMES IRWIN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W5 N13 W16 S3 FSP=[YR=2019] W42 S10 E42 N10$ S10 W42 S37 E4 S1 E8 N1 E4 FOP=[YR=2019] E28 N4 W10 N3 W18 S7$ N7 E18 S3 E10 S17 FGR=[YR=2019] W2 S36 E8 S1 E8 N1 E8 N36 W22$ E22 N13 W3 N37$.

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	0920	CWALL-WD/M	0	100	0	0	72.00	LF	390.00	390.00	100	2019	2019	3	86	24,149	
2	0855	CONC PAVER	0	100	0	0	1,166.00	SF	10.00	10.00	100	2019	2019	3	98	11,427	
3	0855	CONC PAVER	0	100	0	0	290.00	SF	10.00	10.00	100	2019	2019	3	98	2,842	

LAND DESCRIPTION

TOTAL OB/XF 38,418

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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 12/23/2019 BY KW Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS