



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	376	15	56	8,078
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BAS	240	100	240	34,619
BAS	1,645	100	1,645	237,287
DCK	70	10	7	1,010
FDG	624	60	374	53,949
FOP	376	30	113	16,300
FOP	376	30	113	16,300
FUS	1,645	100	1,645	237,287
UOP	40	20	8	1,154
TOTALS	5,818		4,267	615,502

1 SFR CUST - 100% - 2022

Heated Area: 3530

HX Base Yr 2022

** This building has 11 Sub-Areas

28713 GRANDVIEW MNR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024
INC DATE		AG DATE	MLU

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0	100	0	0	780.00	SF	5.20	5.20
3	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50
4	0812	CONCRETE C	0	100	0	0	1,361.00	SF	4.00	4.00

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2005	2005	3	89	3,115	
100	2005	2005	3	86	3,488	
100	2005	2005	3	86	1,174	
100	2007	2007	3	88	4,791	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT

TOTAL OB/XF										
TOT DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
1.00	1.00	1.00	100,000.00	100,000.00	100,000					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		615,502	
TOTAL MARKET OB/XF VALUE		12,568	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		728,070	
SOH/AGL Deduction		132,628	
ASSESSED VALUE		595,442	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		545,442	
TOTAL JUST VALUE		728,070	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		710,700	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007627	NEW CONSTR	400,000	10/01/2000
B007628	GARAGE	26,400	10/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2511/1594	11/04/2021	WD	Q	I	01	665,000
GRANTOR: FIN HOMES LLC						
GRANTEE: FOSKEY JOHN D & ANN						
2466/0476	5/27/2021	WD	Q	I	01	400,000
GRANTOR: HENDERSON WILLIAM STE						
GRANTEE: FIN HOMES LLC						

BUILDING NOTES										
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BUILDING DIMENSIONS

FOP=[YR=2005] W19 UOP=[YR=2005] N4 W10 S4 E10 \$ W28 S8
BAS=[YR=2005] S35 FOP=[YR=2005] S8 E18 UOP=[YR=2005] S5
E10 N5 W10 \$ E29 N8 W47 \$ E47 N35 W47 \$ E47 N8 \$ PTR= N15
DCK=[YR=2005] N7 FDG=[YR=2005] E26 N24 W26 BAS=[YR=2005]
W10 S24 E10 N24 \$ S24 \$ W10 S7 E10 \$ S15 \$ PTR= E15
BAL=[YR=2006] E47 S8 FUS=[YR=2005] S35 BAL=[YR=2006] S8
W47 N8 E47 \$ W47 N35 E47 \$ W47 N8 \$ W15 \$.