LOT 39
IN OR 1884/827
ESMT PT OR 1528/682

WASSERMAN BRETT &/BARCELON HERMINIA
28639 GRANVIEW MNR
YULEE, FL 32097

2024

41-3N-28-1250-0039-0000

BUILDING CHARACTERISTICS

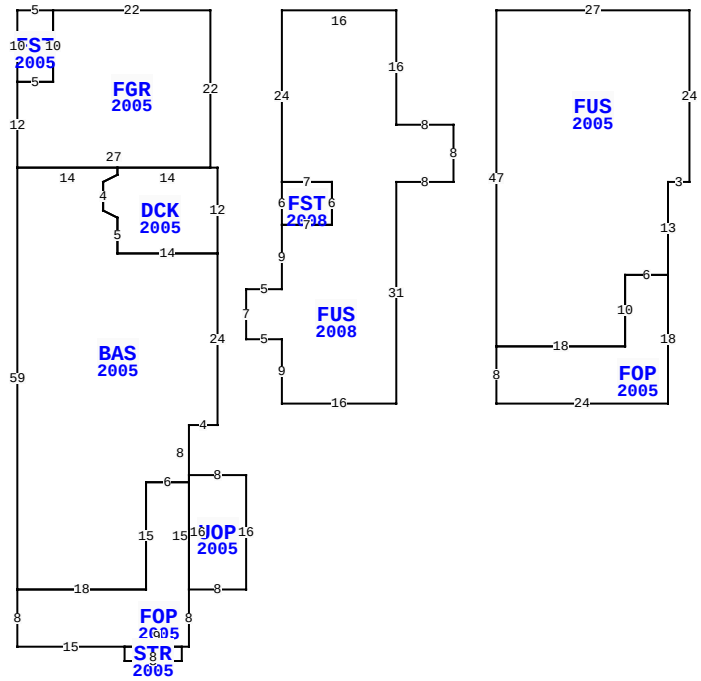
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	1,292	100	1,292	198,370
DCK	178	10	18	2,763
FGR	544	55	299	45,907
FOP	252	30	76	11,669
FOP	282	30	85	13,051
FST	50	55	28	4,299
FST	42	55	23	3,531
FUS	1,140	100	1,140	175,032
FUS	937	100	937	143,865
STR	16	10	2	307
TOTALS	4,861		3,926	602,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,926	111.8700	167.80	658,783	2001	2005	0	0	0	8.50	91.50

1 SFR CUST – 0% - 0 Heated Area: 3369 HX Base Yr



** This building has 11 Sub-Areas

28639 GRANDVIEW MNR, YULEE

BLD DATE	09/24/2009 KK	LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	602,786
TOTAL MARKET OB/XF VALUE	4,015
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	706,801
SOH/AGL Deduction	128,695
ASSESSED VALUE	578,106
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	578,106
TOTAL JUST VALUE	706,801
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	689,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2005493	H/AC	4,014	07/01/2020
B017972	ADDITION	35,700	02/01/2001
B007508	NEW CONSTR	400,000	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1884/0827	10/09/2013	WD	Q	I	02	358,000
GRANTOR: HERRING JEFFERSON S &						
GRANTEE: WASSERMAN BRETT & H						
1659/1283	1/20/2010	WD	U	I	12	276,000
GRANTOR: SECURITY REAL ESTATE						
GRANTEE: HERRING JEFFERSON S						

BUILDING NOTES

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	0810	CONCRETE A	0	0	0	0	334.00	SF	6.50	6.50	100	2005	2005	3	86	1,867	
2	0810	CONCRETE A	0	0	20	7	140.00	SF	6.50	6.50	100	2005	2005	3	86	783	
3	0855	CONC PAVER	0	0	0	0	150.00	SF	10.00	10.00	100	2010	2010	3	91	1,365	

BUILDING DIMENSIONS

FGR=[YR=2005] W22 FST=[YR=2005] W5 S10 E5 N10$ S10 W5 S12 BAS=[YR=2005] S59 FOP=[YR=2005] S8 E15 STR=[YR=2005] S2 E8 N2 W8$ E9 N8 UOP=[YR=2005] E8 N16 W8 S16$ N15 W6 S15 W18$ E18 N15 E6 N8 E4 N24 DCK=[YR=2005] N12 W14 S1 D1 L2 S4 D1 R2 S5 E14$ W14 N5 U1 L2 N4 U1 R2 N1 W14$ E27 N22$ PTR=E40 FUS=[YR=2005] E27 S24 W3 S13 FOP=[YR=2005] S18 W24 N8 E18 N10 E6 $ W6 S10 W18 N47$ W40$ PTR=E10 FUS=[YR=2008] E16 S16 E8 S8 W8 S31 W16 N9 W5 N7 E5 N9 FST=[YR=2008] N6 E7 S6 W7$ E7 N6 W7 N24$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 4,015

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/10/2019 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS