

LOT 40
IN OR 1820/124
LIGHTHOUSE POINTE PB 6/157

HARELSON VINCENT & DIANA
28623 GRANDVIEW MANOR
YULEE, FL 32097

2024

41-3N-28-1250-0040-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	12
Air Condition	03
Heating Type	04
Bedrooms	4
Bathrooms	3
Frame	02
Stories	2.
Units	0
Occupancy	00

Quality	05
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	4034.00

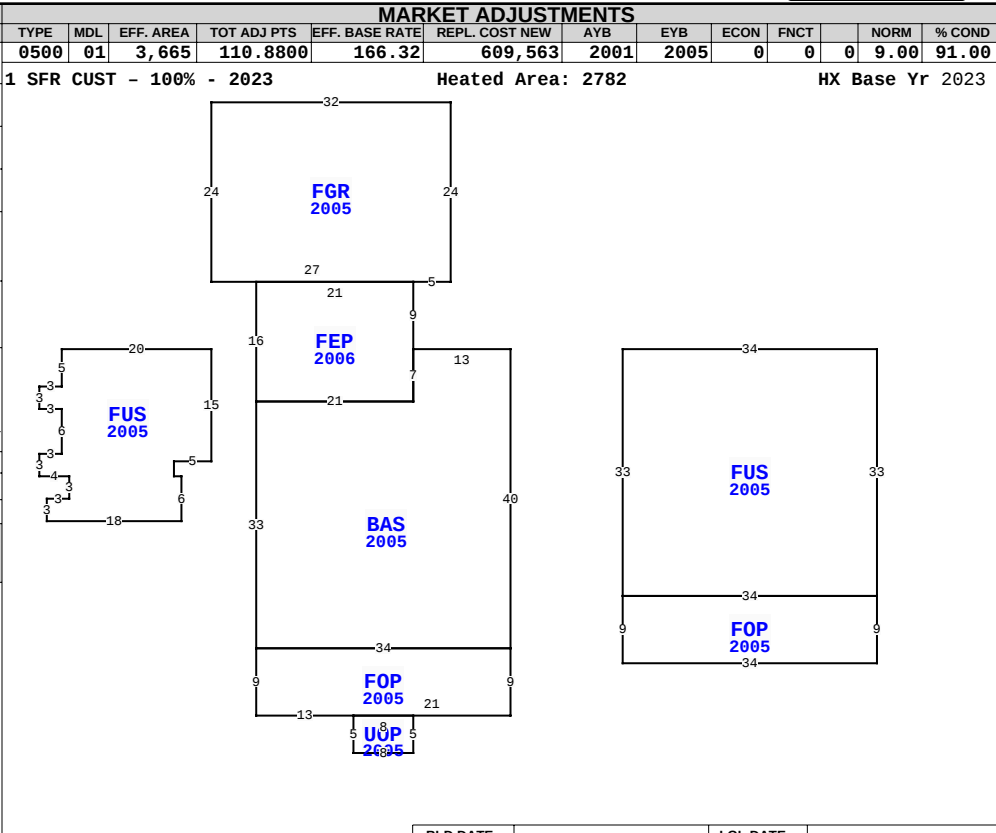
Quality Level	05
SINGLE FAMILY	
MKT AREA	04

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	1,213	183,589
FEP	336	80	269	40,713
FGR	768	55	422	63,870
FOP	306	30	92	13,924
FOP	306	30	92	13,924
FUS	447	100	447	67,654
FUS	1,122	100	1,122	169,816
UOP	40	20	8	1,211

TOTALS	4,538		3,665	554,702
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0825	BRICK	0	100	0	0	44.00	SF	12.50
3	0825	BRICK	0	100	21	7	147.00	SF	12.50
4	0811	CONCRETE B	0	100	24	25	600.00	SF	5.20
5	0810	CONCRETE A	0	100	24	18	432.00	SF	6.50
6	0810	CONCRETE A	0	100	0	0	150.00	SF	6.50
7	1242	WD DECK A	0	100	0	0	126.00	SF	10.00

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



28623 GRANDVIEW MNR, YULEE	BLD DATE	LGL DATE	04/15/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0825	BRICK	0	100	0	0	44.00	SF	12.50	12.50	100	2005	2005	3	96	528	
3	0825	BRICK	0	100	21	7	147.00	SF	12.50	12.50	100	2005	2005	3	96	1,764	
4	0811	CONCRETE B	0	100	24	25	600.00	SF	5.20	5.20	100	2005	2005	3	86	2,683	
5	0810	CONCRETE A	0	100	24	18	432.00	SF	6.50	6.50	100	2005	2005	3	86	2,415	
6	0810	CONCRETE A	0	100	0	0	150.00	SF	6.50	6.50	100	2001	2001	3	80	780	
7	1242	WD DECK A	0	100	0	0	126.00	SF	10.00	10.00	100	2014	2014	3	65	819	

TOTAL OB/XF										12,104							
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
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT		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		554,702			
TOTAL MARKET OB/XF VALUE		12,104			
TOTAL LAND VALUE - MARKET		100,000			
TOTAL MARKET VALUE		666,806			
SOH/AGL Deduction		0			
ASSESSED VALUE		666,806			
TOTAL EXEMPTION VALUE		55,000			
BASE TAXABLE VALUE		611,806			
TOTAL JUST VALUE		666,806			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		652,130			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07457	NEW CONSTR	400,000	08/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1820/0124	10/18/2012	WD	Q	I	02
GRANTOR: DUBBERLY GREGORY P &					
GRANTEE: HARELSON VINCENT &					
1809/0082	8/20/2012	WD	U	I	11
GRANTOR: LOTT CAROLYN					
GRANTEE: DUBBERLY GREGORY P					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2005] W13 FEP=[YR=2006] N9 FGR=[YR=2005] E5 N24 W32 S24 E27 \$ W21 S16 E21 N7 \$ S7 W21 S33 FOP=[YR=2005] S9 E13 UOP=[YR=2005] S5 E8 N5 W8 \$ E21 N9 W34 \$ E34 N40 \$ PTR= E15 FUS=[YR=2005] E34 S33 FOP=[YR=2005] S9 W34 N9 E34 \$ W34 N33 \$ W15 \$ PTR= W40 FUS=[YR=2005] W20 S5 W3 S3 E3 S6 W3 S3 E4 S3 W3 S3 E18 N6 W1 N2 E5 N15 \$ E40 \$.					