

LOT 45
IN OR 2174/1763
LIGHTHOUSE POINTE PB 6/157

LUND NATHALIE M & JOHN C
29792 SOUTHERN HERITAGE PL
YULEE, FL 32097

2024

41-3N-28-1250-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
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

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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	1,872	100	1,872	328,328
FGR	648	55	356	62,438
FOP	240	30	72	12,628
FOP	526	30	158	27,711
FUS	299	100	299	52,441
FUS	548	100	548	96,113
STR	12	10	1	175
STR	24	10	2	351
STR	52	10	5	877
TOTALS	4,221		3,313	581,064

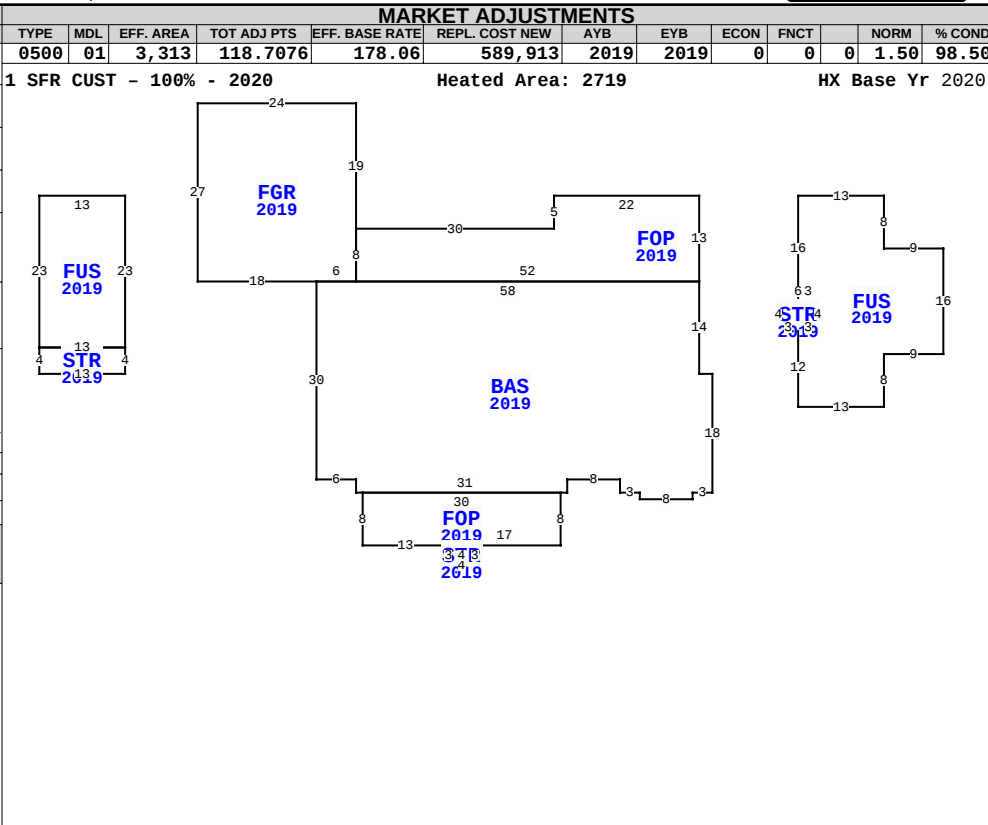
EXTRA FEATURES

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	19	3	57.00	SF	10.00	10.00	100	2019	2019	3	98	559	
2	0855	CONC PAVER	0 100	34	3	102.00	SF	10.00	10.00	100	2019	2019	3	98	1,000	
3	0855	CONC PAVER	0 100	38	20	760.00	SF	10.00	10.00	100	2019	2019	3	98	7,448	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	

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

REVIEW DATE 10/29/2019 BY KW



29792 SOUTHERN HERITAGE PL, YULEE

TOTAL OB/XF 12,472															
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				581,064	
TOTAL MARKET OB/XF VALUE				12,472	
TOTAL LAND VALUE - MARKET				100,000	
TOTAL MARKET VALUE				693,536	
SOH/AGL Deduction				280,706	
ASSESSED VALUE				412,830	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				362,830	
TOTAL JUST VALUE				693,536	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				677,386	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909841	CO ISSUED	0	08/30/2019
B1909841	NEW CONSTR	376,636	01/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2174/1763	1/31/2018	WD	Q	V	01
					79,000
GRANTOR: DIRECT PROPERTIES LLC					
GRANTEE: LUND NATHALIE M & J					
2116/0007	4/25/2017	TX	U	V	11
					30,000
GRANTOR: TAX COLLECTOR					
GRANTEE: DIRECT PROPERTIES L					

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W22 S5 W30 FGR=[YR=2019] N19 W24 S27 E18
BAS=[YR=2019] S30 E6 S2 E1 FOP=[YR=2019] S8 E13
STR=[YR=2019] S3 E4 N3 W4\$ E17 N8 W30\$ E31 N2 E8 S2 E3 S1 E8
N1 E3 N18 W2 N14 W58\$ E6 N8\$ S8 E52 N13\$ PTR= E15
FUS=[YR=2019] E13 S8 E9 S16 W9 S8 W13 N12 STR=[YR=2019] W3
N4 E6 S4 W3\$ E3 N4 W3 N16\$ W15\$ PTR= W100 FUS=[YR=2019] E13
S23 STR=[YR=2019] S4 W13 N4 E13\$ W13 N23\$ E100\$.