LOT 54
LIGHTHOUSE POINTE #2 PB 7/145

SPARKS KATHLEEN SUSAN
28920 GRANDVIEW MANOR
YULEE, FL 32097

2024

41-3N-28-1250-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

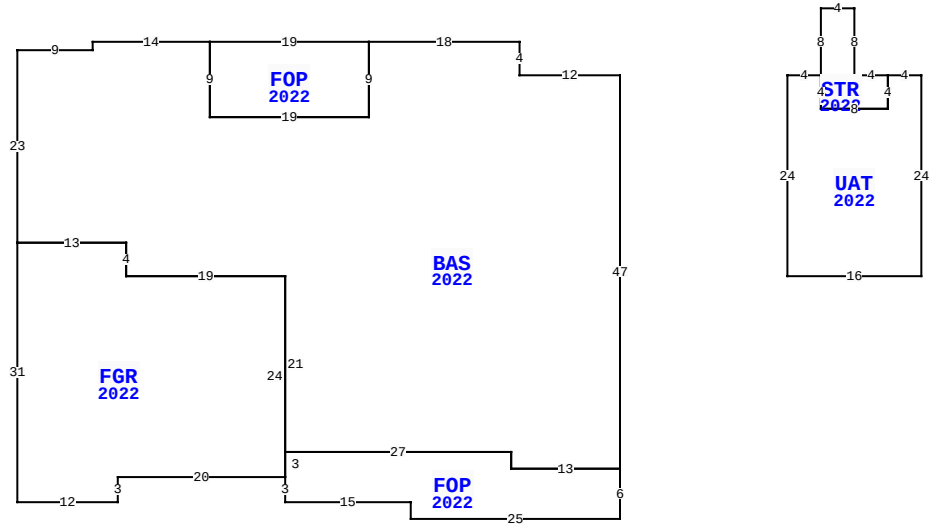
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,602	100	2,602	443,563
FGR	856	55	471	80,291
FOP	171	30	51	8,694
FOP	264	30	79	13,467
STR	64	10	6	1,023
UAT	352	10	35	5,966
TOTALS	4,309		3,244	553,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,244	113.6476	170.47	553,005	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2602 HX Base Yr 2023



28920 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		553,005
TOTAL MARKET OB/XF VALUE		11,070
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		744,075
SOH/AGL Deduction		0
ASSESSED VALUE		744,075
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		694,075
TOTAL JUST VALUE		744,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		755,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003367	CO ISSUED	0	03/02/2022
B2102391	NEW CONSTR	424,809	03/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1424	5/24/2024	WD	Q	I	01	830,000
GRANTOR: WEAVER PHILLIP R &						
GRANTEE: SPARKS KATHLEEN SUS						
2351/0637	3/31/2020	WD	Q	V	01	200,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: WEAVER PHILLIP R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W12 N4 W18 S9 W19 N9 W14 S1 W9 S23 E13 S4 E19 S21 E27 S2 E13 N47 $
FGR=[YR=2022;ORIG=-72,20] S31 E12 N3 E20 N24 W19 N4 W13 $
UAT=[YR=2022;ORIG=20,0] E4 S4 E8 N4 E4 S24 W16 N24 $
FOP=[YR=2022;ORIG=-40,48] S3 E15 S2 E25 N6 W13 N2 W27 S3 $
FOP=[YR=2022;ORIG=-30,-4] W19 S9 E19 N9 $
STR=[YR=2022;ORIG=24,0] N8 E4 S8 E4 S4 W8 N4 $
PTR=[ORIG=0,0] E20 W20 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500	
2	0855	CONC PAVER	0	100	0	0	757.00	SF	10.00	10.00	100	2022	2022	3	100	7,570	

LAND DESCRIPTION

TOTAL OB/XF 11,070

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 05/11/2022 BY TW Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS