LOT 56
LIGHTHOUSE POINTE #2 PB 7/145

VANSANT SHIRLEY C
28968 GRANDVIEW MNR
YULEE, FL 32097

2024

41-3N-28-1250-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

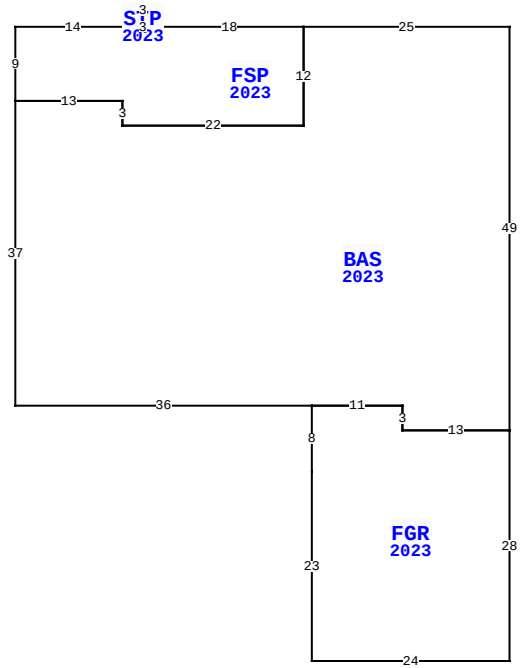
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 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	2,418	100	2,418	408,787
FGR	705	55	388	65,595
FSP	381	40	152	25,697
STP	6	10	1	169
TOTALS	3,510		2,959	500,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,959	112.7060	169.06	500,249	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2418 HX Base Yr 2024



28968 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		500,249
TOTAL MARKET OB/XF VALUE		13,200
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		693,449
SOH/AGL Deduction		240,835
ASSESSED VALUE		452,614
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		402,614
TOTAL JUST VALUE		693,449
NCON VALUE		513,449
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230010569	CO		08/17/2023
22011893	NEW CONSTR	404,543	08/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/1175	4/19/2022	WD	Q	V	01	160,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: VANSANT SHIRLEY C						
1938/1054	9/19/2014	SW	U	I	37	2,599,000
GRANTOR: VRE ENGLEWOOD LLC						
GRANTEE: LIGHTHOUSE POINTE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W25 S12 W22 N3 W13 S37 E36 E11 S3 E13 N49 $
FGR=[YR=2023;ORIG=56,46] E11 S3 E13 S28 W24 N23 N8 $
FSP=[YR=2023;ORIG=20,0] E14 E3 E18 S12 W22 N3 W13 N9 $
STP=[YR=2023;ORIG=34,-2] E3 S2 W3 N2 $
.

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	2023	2023		100	3,500	
2	0855	CONC PAVER	0	100	0	0	970.00	SF	10.00	10.00	100	2023	2023		100	9,700	

LAND DESCRIPTION

TOTAL OB/XF 13,200

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 02/22/2024 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS