PT OF LOT 59 IN OR 2149/580 &
ALL OF LOT 60 IN OR 2095/619
LIGHTHOUSE POINTE #2 PB 7/145

BOTHWELL CHARLES W & SUZANNE M
29034 GRANDVIEW MNR
YULEE, FL 32097

2024

41-3N-28-1250-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

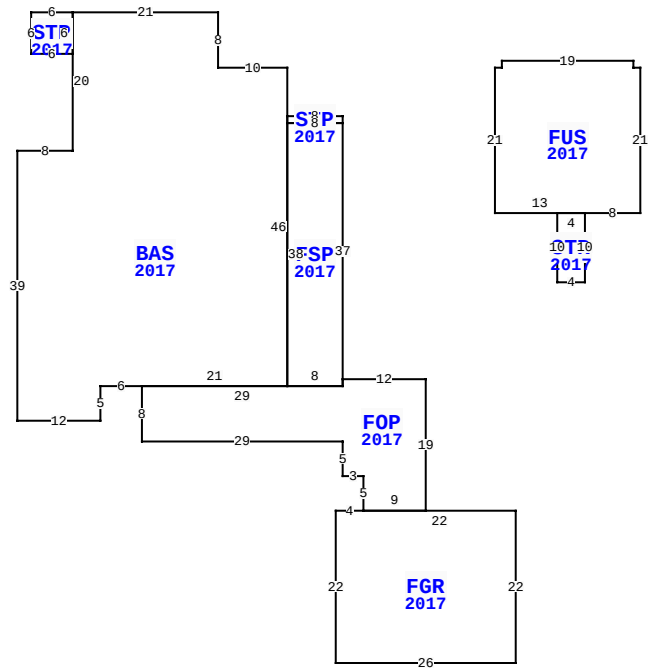
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,926	100	1,926	343,384
FGR	572	55	315	56,161
FOP	445	30	134	23,890
FSP	304	40	122	21,751
FUS	460	100	460	82,013
STP	8	10	1	178
STP	36	10	4	713
STR	40	10	4	713
TOTALS	3,791		2,966	528,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,966	122.2188	183.33	543,757	2017	2017	0	0	0	2.75	97.25

1 SFR CUST – 100% - 2018 Heated Area: 2386 HX Base Yr 2018



29034 GRANDVIEW MNR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		528,804
TOTAL MARKET OB/XF VALUE		19,902
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		818,706
SOH/AGL Deduction		334,351
ASSESSED VALUE		484,355
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		434,355
TOTAL JUST VALUE		818,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		794,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP159992	CO ISSUED	0	01/20/2017
B1632533	NEW CONSTR	308,065	06/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2149/0580	9/26/2017	WD	U	V	37	77,000
GRANTOR: GRAY JAMES IRWIN & BA						
GRANTEE: BOTHWELL CHARLES W						
2095/0619	1/13/2017	WD	Q	I	02	588,200
GRANTOR: TREVETT BUILDING SYST						
GRANTEE: BOTHWELL CHARLES W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 N8 W21 STP=[YR=2017] W6 S6 E6 N6$ S20 W8 S39 E12 N5 E6 FOP=[YR=2017] S8 E29 S5 E3 S5 FGR=[YR=2017] W4 S22 E26 N22 W22$ E9 N19 W12 FSP=[YR=2017] N37 STP=[YR=2017] N1 W8 S1 E8$ W8 S38 E8 N1$ S1 W29$ E21 N46$ PTR= E30 FUS=[YR=2017] E1 N1 E19 S1 E1 S21 W8 STR=[YR=2017] S10 W4 N10 E4$ W13 N21$ W30$.

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	0855	CONC PAVER	0	100	45	3	135.00	SF	10.00	10.00	100	2017	2017	3	97	1,310	
2	0855	CONC PAVER	0	100	0	0	850.00	SF	10.00	10.00	100	2017	2017	3	97	8,245	
3	0855	CONC PAVER	0	100	0	0	853.00	SF	10.00	10.00	100	2017	2017	3	97	8,274	
4	1134	LANDSCP BL	0	100	16	0	38.00	SF	3.00	3.00	100	2017	2017	3	99	113	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 19,902

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	1.50	LT		1.00	1.00	1.00	180,000.00	180,000.00	270,000							

REVIEW DATE 02/22/2024 BY DJA Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 08/06/2024 BY SYS