LOT 61
LIGHTHOUSE POINTE #2 PB 7/145

WOODALL TRACY M & RICKY W
29058 GRANDVIEW MANOR
YULEE, FL 32097

2024

41-3N-28-1250-0061-0000

BUILDING CHARACTERISTICS

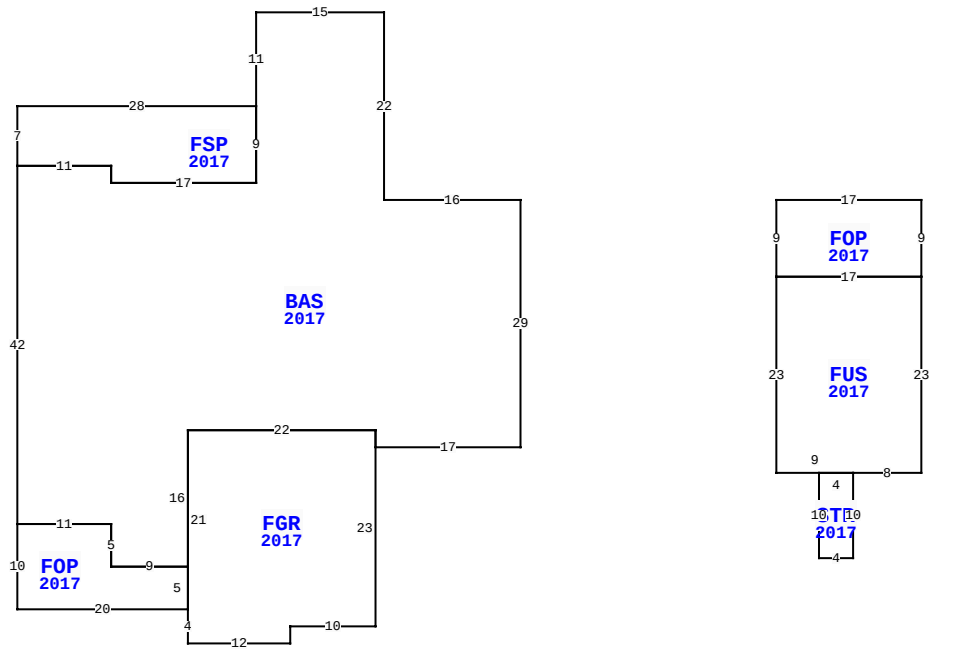
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,300	100	2,300	391,473
FGR	530	55	292	49,700
FOP	153	30	46	7,829
FOP	155	30	46	7,829
FSP	230	40	92	15,659
FUS	391	100	391	66,551
STR	40	10	4	681
TOTALS	3,799		3,171	539,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,171	116.3800	174.57	553,561	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2018 Heated Area: 2691 HX Base Yr 2018



29058 GRANDVIEW MNR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		539,722
TOTAL MARKET OB/XF VALUE		24,757
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		744,479
SOH/AGL Deduction		251,875
ASSESSED VALUE		492,604
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		442,604
TOTAL JUST VALUE		744,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		720,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632945	CO ISSUED	0	04/26/2017
B1632945	NEW CONSTR	342,215	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/1895	4/04/2024	TD	Q	I	02	835,000
GRANTOR: DA RIN DAVID REVOCABL						
GRANTEE: WOODALL TRACY M & R						
2433/1233	2/03/2021	WD	U	I	11	100
GRANTOR: DA RIN DAVID						
GRANTEE: DA RIN DAVID REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 N22 W15 S11 FSP=[YR=2017] W28 S7 E11 S2 E17 N9$ S9 W17 N2 W11 S42 FOP=[YR=2017] S10 E20 FGR=[YR=2017] S4 E12 N2 E10 N23 W22 S21$ N5 W9 N5 W11$ E11 S5 E9 N16 E22 S2 E17 N29$ PTR= E30 FOP=[YR=2017] E17 S9 FUS=[YR=2017] S23 W8 STR=[YR=2017] S10 W4 N10 E4$ W9 N23 E17$ W17 N9$ 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	40	4	160.00	SF	10.00	10.00	100	2017	2017	3	97	1,552	
2	0855	CONC PAVER	0	100	0	0	985.00	SF	10.00	10.00	100	2017	2017	3	97	9,555	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
4	0855	CONC PAVER	0	100	92	3	276.00	SF	10.00	10.00	100	2018	2018	3	97	2,677	
5	0855	CONC PAVER	0	100	28	16	448.00	SF	10.00	10.00	100	2018	2018	3	97	4,346	
6	0462	ST/AL FNC	0	100	126	0	504.00	SF	10.00	10.00	100	2018	2018	3	87	4,385	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 24,757

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 01/09/2019 BY KW Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS