LOT 63
IN OR 2018/900
LIGHTHOUSE POINTE #2 PB 7/145

SNYDER MARK G &/FORTWENGLER DOROTHY L
29090 GRANDVIEW
YULEE, FL 32097

2024

41-3N-28-1250-0063-0000

BUILDING CHARACTERISTICS

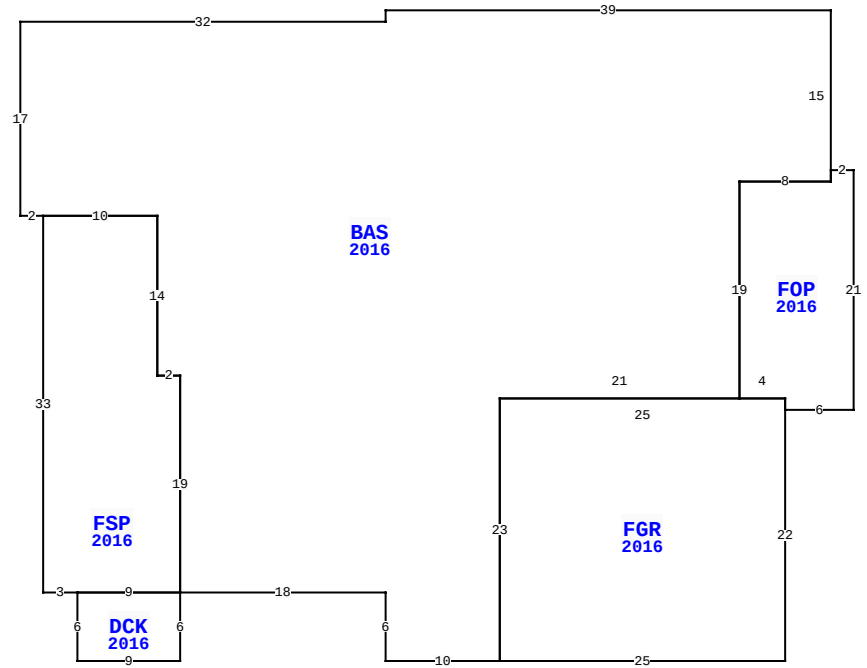
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	11	SLATE 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,570	100	2,570	457,896
DCK	54	10	5	890
FGR	575	55	316	56,302
FOP	198	30	59	10,512
FSP	368	40	147	26,191
TOTALS	3,765		3,097	551,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,097	122.4520	183.68	568,857	2016	2016	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2017 Heated Area: 2570 HX Base Yr 2017



29090 GRANDVIEW MNR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		551,791
TOTAL MARKET OB/XF VALUE		7,603
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		739,394
SOH/AGL Deduction		288,221
ASSESSED VALUE		451,173
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		401,173
TOTAL JUST VALUE		739,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		714,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631621	CO ISSUED	0	06/23/2016
B1631621	NEW CONSTR	325,583	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2018/0900	12/08/2015	SW	Q	V	01	100,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: SNYDER MARK G & DOR						
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=2016] W39 S1 W32 S17 E2 FSP=[YR=2016] S33 E3 DCK=[YR=2016] S6 E9 N6W9$ E9 N19 W2 N14 W10$ E10 S14 E2 S19 E18 S6 E10 FGR=[YR=2016] E25 N22 FOP=[YR=2016] E6 N21 W2 S1 W8 S19 E4 S1$ N1 W25 S23$ N23 E21 N19 E8 N15$.

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	24	3	72.00	SF	10.00	10.00	100	2016	2016	3	96	691	
2	0855	CONC PAVER	0	100	0	0	720.00	SF	10.00	10.00	100	2016	2016	3	96	6,912	

LAND DESCRIPTION

TOTAL OB/XF 7,603

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS