

LOT 64  
IN OR 2189/1863  
LIGHTHOUSE POINTE #2 PB 7/145

GARGARO JOHN R & LISA J  
29100 GRANDVIEW MANOR  
YULEE, FL 32097

2024

41-3N-28-1250-0064-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 10 ABOVE AVG 100  |
| Roof Structur            | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 90  |
| Roof Cover               | 13 STAND SEAM 10  |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 13 LVT/LAMNT 90   |
| Interior Floo            | 11 CLAY TILE 10   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| 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       | 2,350            | 100         | 2,350        | 407,605              |
| FGR       | 589              | 55          | 324          | 56,197               |
| FOP       | 131              | 30          | 39           | 6,765                |
| FSP       | 332              | 40          | 133          | 23,069               |
| FUS       | 361              | 100         | 361          | 62,614               |
| STR       | 30               | 10          | 3            | 520                  |
| STR       | 32               | 10          | 3            | 520                  |

TOTALS 3,825 3,213 557,290

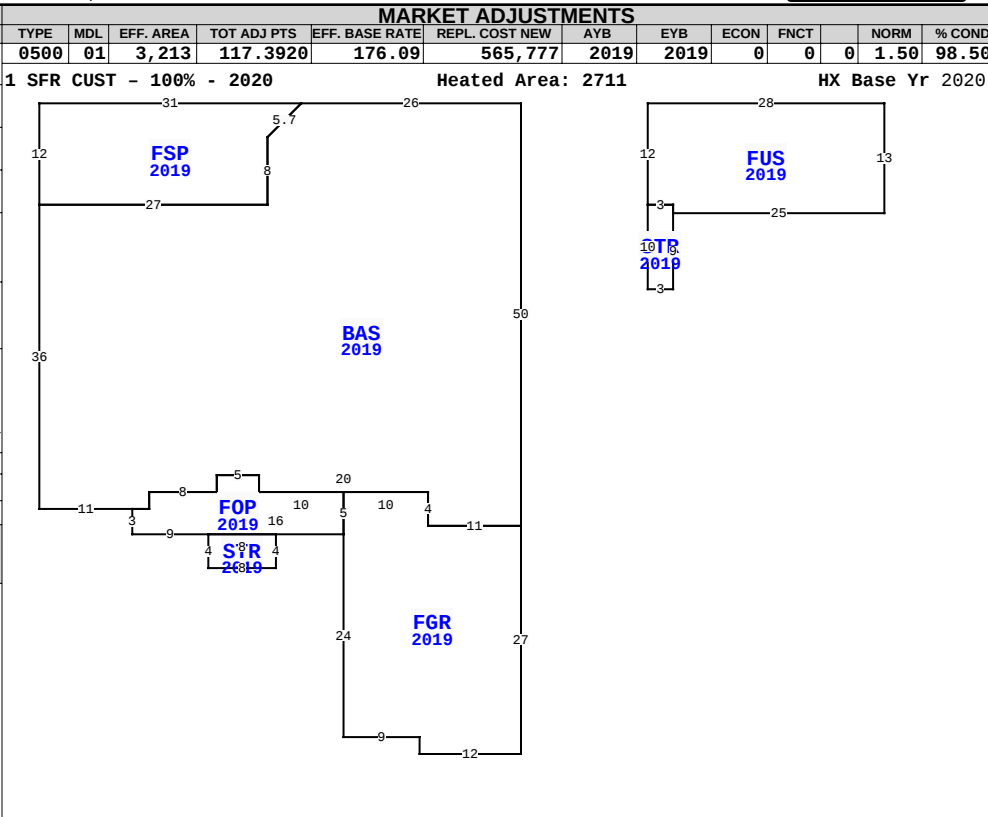
EXTRA FEATURES

| L N | 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   | 4  | 4  | 16.00    | SF | 10.00 | 10.00          | 100       | 2019    | 2019        | 3 | 98     | 157             |       |
| 2   | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 810.00   | SF | 10.00 | 10.00          | 100       | 2019    | 2019        | 3 | 98     | 7,938           |       |
| 3   | 0911       | SCRN RM A   | 0 100   | 0  | 0  | 1,079.00 | SF | 17.50 | 17.50          | 100       | 2019    | 2019        | 3 | 86     | 16,239          |       |
| 4   | 0861       | POOL GUNIT  | 0 100   | 26 | 15 | 390.00   | SF | 85.00 | 85.00          | 100       | 2019    | 2019        | 3 | 90     | 29,835          |       |
| 5   | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 689.00   | SF | 10.00 | 10.00          | 100       | 2019    | 2019        | 3 | 98     | 6,752           |       |
| 6   | 0855       | CONC PAVER  | 0 100   | 67 | 3  | 201.00   | SF | 10.00 | 10.00          | 100       | 2019    | 2019        | 3 | 98     | 1,970           |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 07/09/2019 BY KW



29100 GRANDVIEW MNR, YULEE

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

| L N | 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   | 4  | 4  | 16.00    | SF | 10.00 | 10.00          | 100       | 2019    | 2019        | 3 | 98     | 157             |       |
| 2   | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 810.00   | SF | 10.00 | 10.00          | 100       | 2019    | 2019        | 3 | 98     | 7,938           |       |
| 3   | 0911       | SCRN RM A   | 0 100   | 0  | 0  | 1,079.00 | SF | 17.50 | 17.50          | 100       | 2019    | 2019        | 3 | 86     | 16,239          |       |
| 4   | 0861       | POOL GUNIT  | 0 100   | 26 | 15 | 390.00   | SF | 85.00 | 85.00          | 100       | 2019    | 2019        | 3 | 90     | 29,835          |       |
| 5   | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 689.00   | SF | 10.00 | 10.00          | 100       | 2019    | 2019        | 3 | 98     | 6,752           |       |
| 6   | 0855       | CONC PAVER  | 0 100   | 67 | 3  | 201.00   | SF | 10.00 | 10.00          | 100       | 2019    | 2019        | 3 | 98     | 1,970           |       |

TOTAL OB/XF 62,891

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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    |                             |      |         |      |     |    |        |

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 4              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 557,290  |
| TOTAL MARKET OB/XF VALUE  |           | 62,891   |
| TOTAL LAND VALUE - MARKET |           | 180,000  |
| TOTAL MARKET VALUE        |           | 800,181  |
| SOH/AGL Deduction         |           | 278,127  |
| ASSESSED VALUE            |           | 522,054  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000   |
| BASE TAXABLE VALUE        |           | 472,054  |
| TOTAL JUST VALUE          |           | 800,181  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 776,908  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1805983   | CO ISSUED   | 0       | 03/26/2019 |
| B199480    | SWIM POOL   | 48,250  | 02/01/2019 |
| B1805983   | NEW CONSTR  | 362,378 | 06/12/2018 |

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 2189/1863         | 4/12/2018 | WD        | Q   | V   | 01     | 165,000    |

GRANTOR: LIGHTHOUSE POINTE DEV

GRANTEE: GARGARO JOHN R & LI

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=2019] W26 FSP=[YR=2019] W31 S12 E27 N8 R4 U4 \$ D4 L4 S8 W27 S36 E11 FOP=[YR=2019] S3 E9 STR=[YR=2019] S4 E8 N4 W8\$ E16 FGR=[YR=2019] S24 E9 S2 E12 N27 W11 N4 W10 S5\$ N5 W10 N2 W5 S2 W8 S2 W2\$ E2 N2 E8 N2 E5 S2 E20 S4 E11 N50\$ PTR=E15 FUS=[YR=2019] E28 S13 W25 STR=[YR=2019] S9 W3 N10 E3 S1\$ N1 W3 N12\$ W15\$.

PRINTED 08/06/2024 BY SYS