LOT 65
LIGHTHOUSE POINTE #2 PB 7/145

GRUSING DOUGLAS & KATHY
29114 GRANDVIEW MANOR
YULEE, FL 32097

**2024**

**41-3N-28-1250-0065-0000**

## BUILDING CHARACTERISTICS

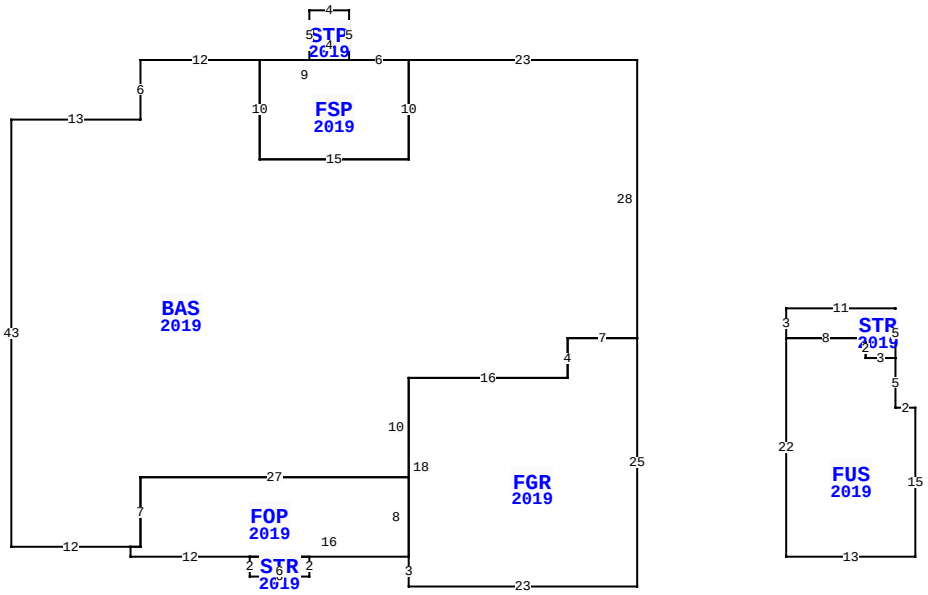
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 2,251 | 100 | 2,251 | 383,449 |
| FGR | 511 | 55 | 281 | 47,867 |
| FOP | 217 | 30 | 65 | 11,072 |
| FSP | 150 | 40 | 60 | 10,220 |
| FUS | 266 | 100 | 266 | 45,312 |
| STP | 20 | 10 | 2 | 341 |
| STR | 12 | 10 | 1 | 170 |
| STR | 39 | 10 | 4 | 682 |
| TOTALS | 3,466 | | 2,930 | 499,113 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,930 | 115.2910 | 172.94 | 506,714 | 2019 | 2019 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SFR CUST – 100% - 2024 Heated Area: 2517 HX Base Yr 2024




29114 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 | | 499,113 |
| TOTAL MARKET OB/XF VALUE | | 13,265 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 692,378 |
| SOH/AGL Deduction | | 169,872 |
| ASSESSED VALUE | | 522,506 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 472,506 |
| TOTAL JUST VALUE | | 692,378 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 669,921 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1808818 | CO ISSUED | 0 | 07/08/2019 |
| B1808818 | NEW CONSTR | 336,836 | 11/01/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2669/627 | 9/19/2023 | WD | Q | I | 01 | 819,900 |
| GRANTOR: CROCKETT THOMAS D & J | | | | | | |
| GRANTEE: GRUSING DOUGLAS & K | | | | | | |
| 2229/0122 | 10/04/2018 | WD | Q | V | 01 | 165,000 |
| GRANTOR: LIGHTHOUSE POINTE DEV | | | | | | |
| GRANTEE: CROCKETT THOMAS D & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W23 FSP=[YR=2019] W6 STP=[YR=2019] N5 W4 S5 E4$ W9 S10 E15 N10$ S10 W15 N10 W12 S6 W13 S43 E12 FOP=[YR=2019] S1 E12 STR=[YR=2019] S2 E6 N2 W6$ E16 FGR=[YR=2019] S3 E23 N25 W7 S4 W16 S18$ N8 W27 S7 W1$ E1 N7 E27 N10 E16 N4 E7 N28$ PTR= S25 E15 STR=[YR=2019] E11 S5 FUS=[YR=2019] S5 E2 S15 W13 N22 E8 S2 E3$ W3 N2 W8 N3$ W15 N25$.

## 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 | 2019 | 2019 | 3 | 99 | 3,465 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 18 | 3 | 54.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 98 | 529 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 710.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 98 | 6,958 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 236.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 98 | 2,313 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,265

| 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 07/09/2019 BY KW Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS