

LOT 67
IN OR 2125/1246
LIGHTHOUSE POINTE #2 PB 7/145

LEWIS EDWARD J & ANN E
29138 GRANDVIEW MANOR
YULEE, FL 32097

2024

41-3N-28-1250-0067-0000



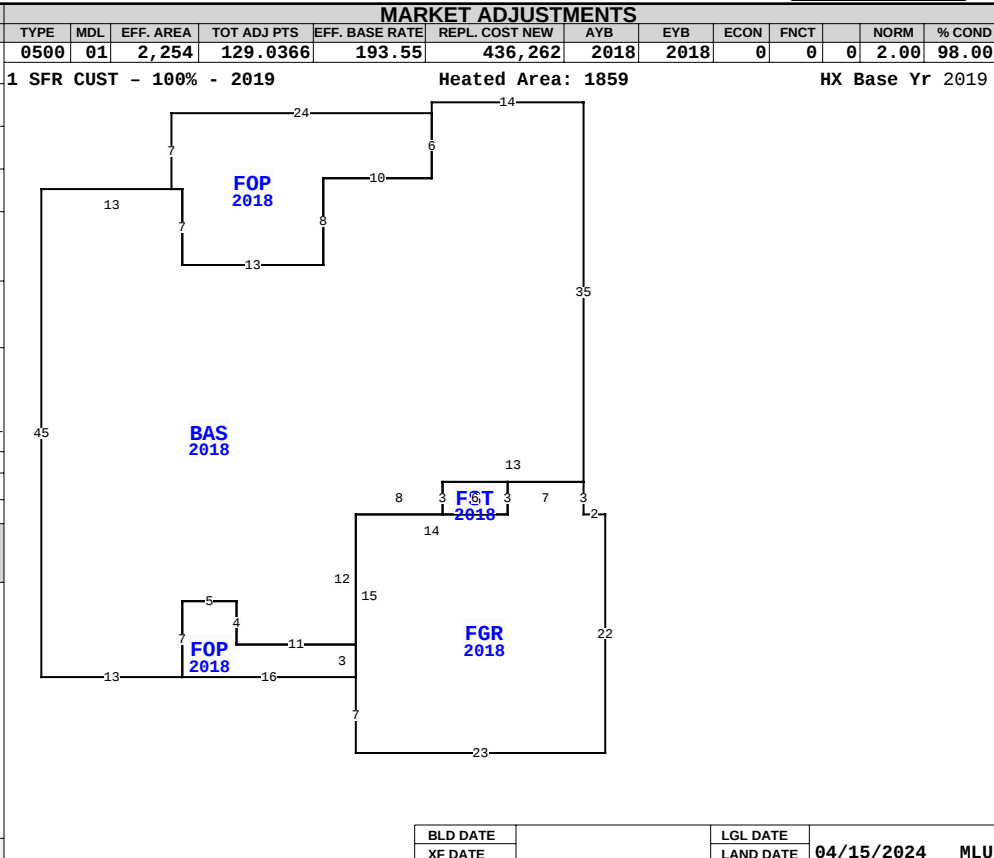
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,859	100	1,859	352,613
FGR	527	55	290	55,007
FOP	68	30	20	3,794
FOP	249	30	75	14,226
FST	18	55	10	1,897
TOTALS	2,721		2,254	427,537

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	4	24	96.00	SF	10.00	10.00	100	2018
2	0855	CONC PAVER	0 100	24	16	384.00	SF	10.00	10.00	100	2018
3	0462	ST/AL FNC	0 100	140	0	560.00	SF	10.00	10.00	100	2019
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00



29138 GRANDVIEW MNR, YULEE	BLD DATE	LGL DATE	04/15/2024	MLU
	XF DATE	LAND DATE		
	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		427,537	
TOTAL MARKET OB/XF VALUE		10,266	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		537,803	
SOH/AGL Deduction		210,885	
ASSESSED VALUE		326,918	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		276,918	
TOTAL JUST VALUE		537,803	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		528,737	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709483	CO ISSUED	0	07/18/2018
B1709483	NEW CONSTR	274,806	10/25/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2125/1246	6/09/2017	WD	Q	V	01
GRANTOR: DOSTIE HOMES LLC					
GRANTEE: LEWIS EDWARD J & AN					
1974/0393	4/15/2015	SW	Q	V	05
GRANTOR: LIGHTHOUSE POINTE DEV					
GRANTEE: DOSTIE HOMES LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W14 S1 FOP=[YR=2018] W24 S7 E1 S7 E13 N8 E10 N6\$ S6 W10 S8 W13 N7 W13 S45 E13 FOP=[YR=2018] E16 FGR=[YR=2018] S7 E23 N22 W2 N3 W7 FST=[YR=2018] W6 S3 E6 N3\$ S3 W14 S15\$ N3 W11 N4 W5 S7\$ N7 E5 S4 E11 N12 E8 N3 E13 N35\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00