

LOT 69
IN OR 2027/1223
LIGHTHOUSE POINTE #2 PB 7/145

SHAFER MARK S & AMELIA A
29170 GRANDVIEW MANOR
YULEE, FL 32097

2024

41-3N-28-1250-0069-0000



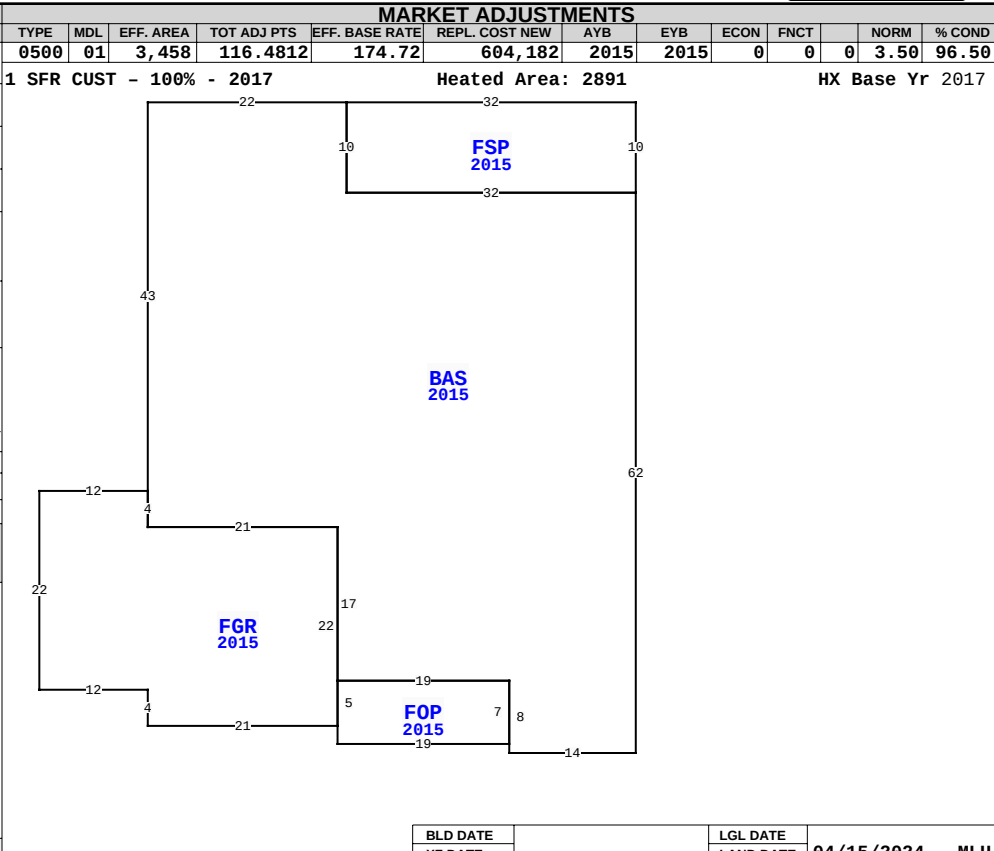
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,891	100	2,891	487,437
FGR	726	55	399	67,273
FOP	133	30	40	6,744
FSP	320	40	128	21,581
TOTALS	4,070		3,458	583,036

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	658.00	SF	10.00	10.00

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



TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	583,036								
TOTAL MARKET OB/XF VALUE	6,251								
TOTAL LAND VALUE - MARKET	100,000								
TOTAL MARKET VALUE	689,287								
SOH/AGL Deduction	322,868								
ASSESSED VALUE	366,419								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	316,419								
TOTAL JUST VALUE	689,287								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	673,090								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429597	CO ISSUED	0	05/07/2015
B1429597	NEW CONSTR	363,668	11/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2027/1223	2/08/2016	SW	Q	I	02	399,900	
GRANTOR: DOSTIE HOMES LLC							
GRANTEE: SHAFER MARK S & AME							
1938/1120	9/19/2014	SW	Q	V	05	300,000	
GRANTOR: LIGHTHOUSE POINTE DEV							
GRANTEE: DOSTIE HOMES LLC							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=2015] W32 BAS=[YR=2015] W22 S43 FGR=[YR=2015] W12 S22 E12 S4 E21 FOP=[YR=2015] S2 E19 N7 W19 S5\$ N22 W21 N4\$ S4 E21 S17 E19 S8 E14 N62 W32 N10\$ S10 E32 N10\$.									