LOT 70
LIGHTHOUSE POINTE #2 PB 7/145

MINARCINE GARRY L & SANDRA S
29184 GRANDVIEW MANOR
YULEE, FL 32097

**2024**

**41-3N-28-1250-0070-0000**

## 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 | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

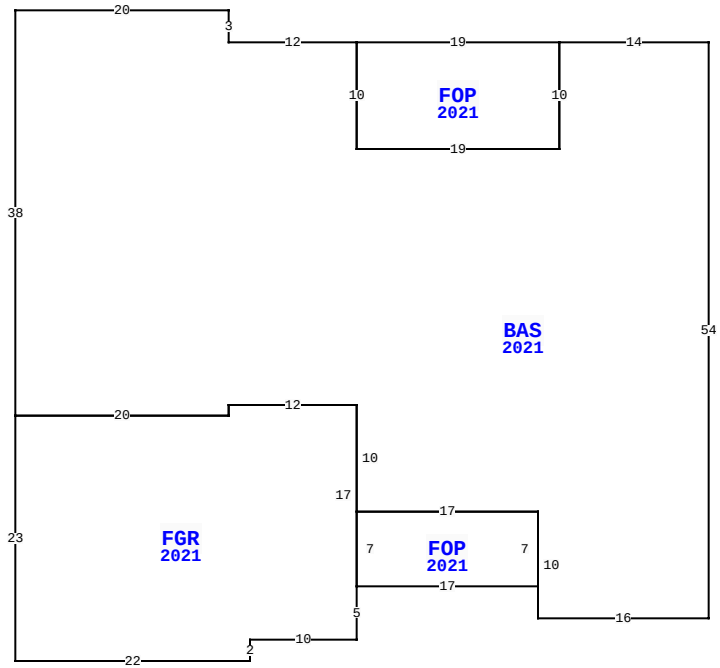
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4034.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,590 | 100 | 2,590 | 434,233 |
| FGR | 728 | 55 | 400 | 67,063 |
| FOP | 119 | 30 | 36 | 6,036 |
| FOP | 190 | 30 | 57 | 9,557 |
| TOTALS | 3,627 | | 3,083 | 516,889 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,083 | 112.3320 | 168.50 | 519,486 | 2021 | 2021 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SFR CUST – 100% - 2022 Heated Area: 2590 HX Base Yr 2022




29184 GRANDVIEW MNR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/15/2024 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 | | 516,889 |
| TOTAL MARKET OB/XF VALUE | | 48,441 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 665,330 |
| SOH/AGL Deduction | | 144,093 |
| ASSESSED VALUE | | 521,237 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 471,237 |
| TOTAL JUST VALUE | | 665,330 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 653,351 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2007229 | CO ISSUED | 0 | 07/26/2021 |
| B2108446 | POOL SCRN ENCL | 9,000 | 06/28/2021 |
| B2102560 | SWIM POOL | 35,320 | 03/03/2021 |
| B2007229 | NEW CONSTR | 363,034 | 09/01/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2326/0767 | 12/13/2019 | WD | Q | V | 02 | 110,000 |
| GRANTOR: LIGHTHOUSE POINTE DEV | | | | | | |
| GRANTEE: MINARCINE GARRY L & | | | | | | |
| 2154/0609 | 10/27/2017 | WD | U | V | 30 | 187,500 |
| GRANTOR: LIGHTHOUSE POINTE DEV | | | | | | |
| GRANTEE: LIGHTHOUSE POINTE D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W14 FOP=[YR=2021] W19 S10 E19 N10$ S10 W19 N10 W12 N3 W20 S38 FGR=[YR=2021] S23 E22 N2 E10 N5 FOP=[YR=2021] E17 N7 W17 S7$ N17 W12 S1 W20$ E20 N1 E12 S10 E17 S10 E16 N54$.

## 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 | 0 | 0 | 730.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 7,227 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 24 | 12 | 288.00 | SF | 85.00 | 85.00 | 100 | 2021 | 2021 | 3 | 95 | 23,256 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 507.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 5,019 | |
| 4 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 795.00 | SF | 17.50 | 17.50 | 100 | 2021 | 2021 | 3 | 93 | 12,939 | |

## LAND DESCRIPTION

TOTAL OB/XF 48,441

| 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 | 000100 | C | SFR | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 100,000 | | | | | | | |

REVIEW DATE 01/05/2022 BY TW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS