LOT 75
LIGHTHOUSE POINTE #2 PB 7/145

ROWAN ALAN B & HEATHER N
29258 GRANDVIEW MANOR
YULEE, FL 32097

2024

41-3N-28-1250-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

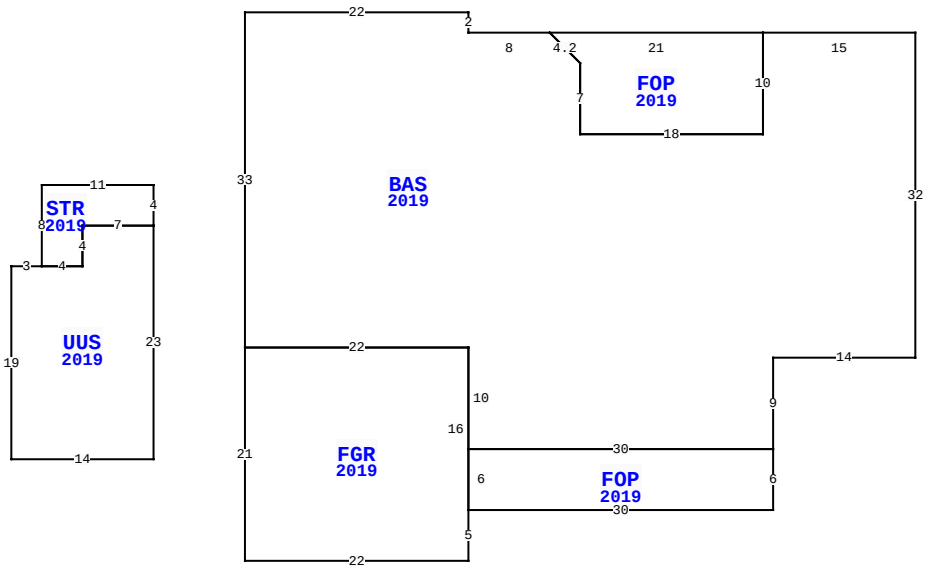
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,220	100	2,220	386,215
FGR	462	55	254	44,188
FOP	180	30	54	9,394
FOP	185	30	56	9,743
STR	60	10	6	1,044
UUS	294	50	147	25,574
TOTALS	3,401		2,737	476,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,737	117.7440	176.62	483,409	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 2220 HX Base Yr 2021



29258 GRANDVIEW MNR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		476,158
TOTAL MARKET OB/XF VALUE		52,735
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		628,893
SOH/AGL Deduction		240,256
ASSESSED VALUE		388,637
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		338,637
TOTAL JUST VALUE		628,893
NCON VALUE		46,855
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018315	SWIM POOL	73,460	12/13/2022
B1909571	NEW CONSTR	326,233	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2377/1171	7/20/2020	WD	Q	I	01	434,400
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: ROWAN ALAN B & HEAT						
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=2019] W15 FOP=[YR=2019] W21 D3 R3 S7 E18 N10$ S10 W18 N7 U3 L3 W8 N2 W22 S33 FGR=[YR=2019] S21 E22 N5 FOP=[YR=2019] E30 N6 W30 S6$ N16 W22$ E22 S10 E30 N9 E14 N32$ PTR= W75 S15 STR=[YR=2019] W11 S8 UUS=[YR=2019] W3 S19 E14 N23 W7 S4 W4$ E4 N4 E7 N4$ N15 E75$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980	
2	0855	CONC PAVER	0	100	10	3	30.00	SF	10.00	10.00	100	2019	2019	3	98	294	
3	0855	CONC PAVER	0	100	23	16	368.00	SF	10.00	10.00	100	2019	2019	3	98	3,606	
4	0861	POOL GUNIT	1	100	0	0	391.00	SF	85.00	85.00	100	2023	2023		100	33,235	
5	0855	CONC PAVER	1	100	0	0	582.00	SF	10.00	10.00	100	2023	2023		100	5,820	
6	0462	ST/AL FNC	1	100	0	0	720.00	SF	10.00	10.00	100	2023	2023		100	7,200	
7	0463	FENCE GATE	1	100	0	0	2.00	UT	300.00	300.00	100	2023	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 52,735

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	000136	C	SFR INT	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 12/23/2019 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS