

LOT 84
IN OR 2176/603
LIGHTHOUSE POINTE #2 PB 7/145

SORRELLS BENJAMIN A & JESSICA L
28110 GRANDVIEW MANOR
YULEE, FL 32097

2024

41-3N-28-1250-0084-0000



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		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

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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	2,122	100	2,122	360,700
FGR	516	55	284	48,275
FOP	180	30	54	9,179
FOP	229	30	69	11,729
FST	32	55	18	3,060
FST	92	55	51	8,669
FST	132	55	73	12,409
STR	76	10	8	1,360
UUS	294	50	147	24,987

TOTALS 3,673 2,826 480,367

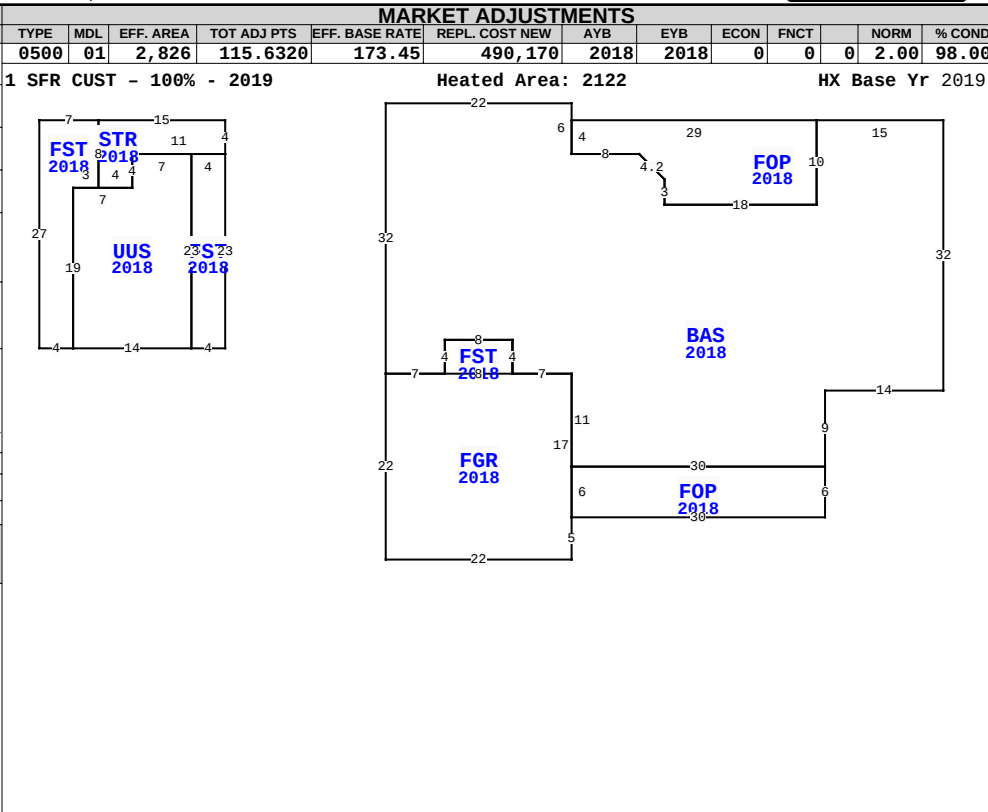
EXTRA FEATURES

L N	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	24	3	72.00	SF	10.00	10.00	100	2018	2018	3	97	698	
2	0855	CONC PAVER	0 100	0	0	440.00	SF	10.00	10.00	100	2018	2018	3	97	4,268	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 02/22/2024 BY DJA



28110 GRANDVIEW MNR, YULEE

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

TOTAL OB/XF																8,396
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LAND DESCRIPTION

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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 02/22/2024 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		480,367
TOTAL MARKET OB/XF VALUE		8,396
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		588,763
SOH/AGL Deduction		284,576
ASSESSED VALUE		304,187
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		254,187
TOTAL JUST VALUE		588,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,166

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706594	CO ISSUED	0	02/09/2018
B1706594	NEW CONSTR	313,267	07/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2176/0603	2/09/2018	WD Q	I	01		365,000

GRANTOR: TREVETT BUILDING SYST

GRANTEE: SORRELLS BENJAMIN A

2174/0199 1/31/2018 WD U V 37 40,000

GRANTOR: FITCH INC

GRANTEE: TREVETT BUILDINGS S

BUILDING NOTES

BUILDING DIMENSIONS															
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BAS=[YR=2018] W15 FOP=[YR=2018] W29 S4 E8 D3 R3 S3 E18 N10\$ S10 W18 N3 U3 L3 W8 N6 W22 S32 FGR=[YR=2018] S22 E22 N5 FOP=[YR=2018] E30 N6 W30 S6\$ N17 W7 FST=[YR=2018] W8 N4 E8 S4\$ N4 W8 S4 W7\$ E7 N4 E8 S4 E7 S11 E30 N9 E14 N32 \$ PTR= W85 STR=[YR=2018] W15 FST=[YR=2018] W7 S27 E4 UUS=[YR=2018] E14 FST=[YR=2018] E4 N23 W4 S23\$ N23 W7 S4 W7 S19\$ N19 E3 N8\$ S8 E4 N4 E11 N4\$ E85\$.

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