LOT 86
IN OR 2194/333
LIGHTHOUSE POINTE #2 PB 7/145

BARLOW BELINDA A
28180 GRANDVIEW MANOR
YULEE, FL 32097

2024

41-3N-28-1250-0086-0000

BUILDING CHARACTERISTICS

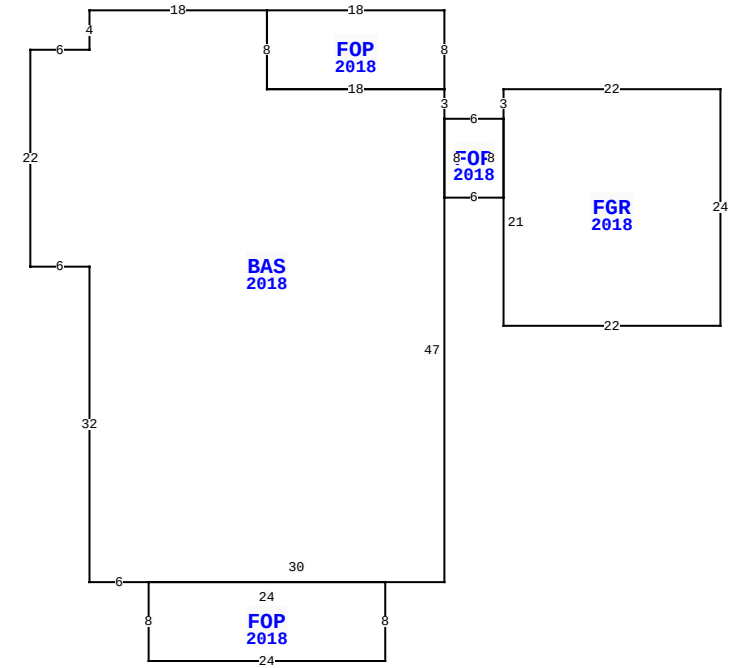
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,076	100	2,076	352,880
FGR	528	55	290	49,295
FOP	48	30	14	2,379
FOP	144	30	43	7,309
FOP	192	30	58	9,859
TOTALS	2,988		2,481	421,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,481	115.6320	173.45	430,329	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2019 Heated Area: 2076 HX Base Yr 2019



28180 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		421,722
TOTAL MARKET OB/XF VALUE		9,924
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		531,646
SOH/AGL Deduction		222,887
ASSESSED VALUE		308,759
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,759
TOTAL JUST VALUE		531,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702559	CO ISSUED	0	03/02/2018
B1702559	NEW CONSTR	264,924	03/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/0333	5/04/2018	WD	U	I	11	100
GRANTOR: TREVETT BUILDING SYST						
GRANTEE: BARLOW BELINDA A						
2182/0899	3/05/2018	WD	Q	I	02	374,900
GRANTOR: TREVETT BUILDING SYST						
GRANTEE: BARLOW BRENDA A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W22 S3 FOP=[YR=2018] W6 BAS=[YR=2018] N3 FOP=[YR=2018] N8 W18 S8 E18$ W18 N8 W18 S4 W6 S22 E6 S32 E6 FOP=[YR=2018] S8 E24 N8 W24$ E30 N47$ S8 E6 N8$ S21 E22 N24 $.

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	37	4	148.00	SF	10.00	10.00	100	2018	2018	3	97	1,436	
2	0855	CONC PAVER	0	100	0	0	875.00	SF	10.00	10.00	100	2018	2018	3	97	8,488	

LAND DESCRIPTION

TOTAL OB/XF 9,924

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 02/22/2024 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS