

LOT 89
IN OR 2142/1025
LIGHTHOUSE POINTE #2 PB 7/145

PECK HENRY L II & DEANNA L
28300 GRANDVIEW MANOR
YULEE, FL 32097

2024

41-3N-28-1250-0089-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
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	1,981	100	1,981	348,998
FGR	542	55	298	52,500
FOP	180	30	54	9,513
FOP	229	30	69	12,156
FST	14	55	8	1,410
FUS	324	100	324	57,080
STR	48	10	5	880
UOP	594	20	119	20,964
TOTALS	3,912		2,858	503,502

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	26	4	104.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	26	23	598.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	95	3	285.00	SF	10.00	10.00
4	0855	CONC PAVER	0 100	0	0	148.00	SF	10.00	10.00
5	1134	LANDSCP BL	0 100	22	1	22.00	SF	3.00	3.00
6	0600	SUMMER KIT	0 100	0	0	1.00	UT	6,250.00	6,250.00
7	1076	TRELLIS A	0 100	11	11	121.00	SF	7.50	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,858	120.4610	180.69	516,412	2017	2017	0	0	0	2.50 97.50

1 SFR CUST - 100% - 2018

Heated Area: 2305

HX Base Yr 2018

Diagram illustrating the layout and dimensions of the building's rooms and corridors. The rooms and their dimensions are:

- UOP 2018: 33' x 18'
- FOP 2017: 10' x 18'
- BAS 2017: 14' x 32'
- FST 2017: 7' x 8'
- FGR 2017: 11' x 17'
- STR 2017: 10' x 4'
- FUS 2017: 20' x 14'

Corridor dimensions and other measurements are also indicated.

BLD DATE	LGL DATE
XF DATE	LAND DATE

04/15/2024