LOT 94
LIGHTHOUSE POINTE #2 PB 7/145

GREENE LARK H
28461 GRANDVIEW MANOR
YULEE, FL 32097

2024

41-3N-28-1250-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

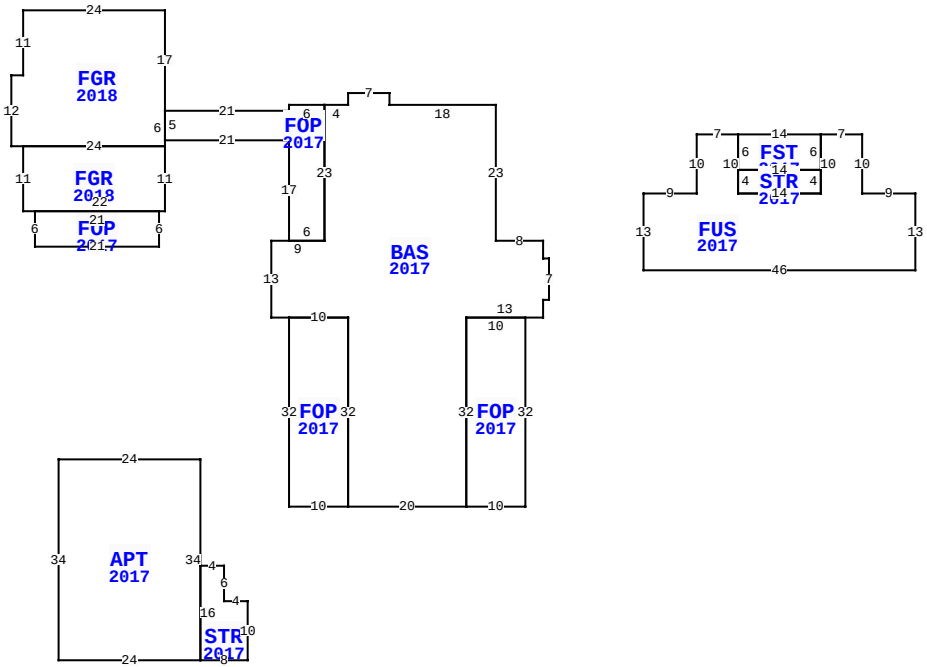
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	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
APT	816	100	816	132,850
BAS	1,926	100	1,926	313,563
FGR	264	55	145	23,607
FGR	576	55	317	51,610
FOP	126	30	38	6,186
FOP	243	30	73	11,885
FOP	320	30	96	15,629
FOP	320	30	96	15,629
FST	84	55	46	7,489
FUS	738	100	738	120,150
TOTALS	5,573		4,307	701,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,307	111.3200	166.98	719,183	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2021 Heated Area: 3480 HX Base Yr 2021



** This building has 12 Sub-Areas

28461 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	701,203
TOTAL MARKET OB/XF VALUE	75,526
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	876,729
SOH/AGL Deduction	295,839
ASSESSED VALUE	580,890
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	530,890
TOTAL JUST VALUE	876,729
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	857,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106226	(1) DOOR	1,780	05/14/2021
B1806606	SCRN ENCLSRE	59,750	10/01/2018
B1803981	SWIM POOL	59,870	06/01/2018
AP158454	CO ISSUED	0	01/26/2017
B1632065	NEW CONSTR	495,594	04/12/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2331/0977	1/09/2020	WD	Q	I	01	645,000
GRANTOR: MAXWELL KYLE S & GENE						
GRANTEE: GREENE LARK H						
2184/0919	3/19/2018	WD	Q	I	01	620,000
GRANTOR: TREVETT BUILDING SYST						
GRANTEE: MAXWELL KYLE S & GE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 N2 W7 S2 W4 FOP=[YR=2017] W6 S1 W21 FGR=[YR=2018] N17 W24 S11 W2 S12 E2 FGR=[YR=2018] S11 E2 FOP=[YR=2017] S6 E21 N6 W21$ E22 N11 W24$ E24 N6$ S5 E21 S17 E6 N23$ S23 W9 S13 E3 FOP=[YR=2017] S32 E10 N32 W10$ E10 S32 E20 FOP=[YR=2017] E10 N32 W10 S32$ N32 E13 N3 E1 N7 W1 N3 W8 N23$ PTR= E25 S15 FUS=[YR=2017] E9 N10 E7 FST=[YR=2017] E14 S6 STR=[YR=2017] S4 W14 N4 E14$ W14 N6$ S10 E14 N10 E7 S10 E9 S13 W46 N13$ N15 W25$ PTR= W50 S60 APT=[YR=2017] W24 S34 E24 STR=[YR=2017] E8 N10 W4 N6 W4 S16$ N34$ N60 E50$.

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	0812	CONCRETE C	0	100	0	0	1,567.00	SF	4.00	4.00	100	2017	2017	3	97	6,080	
2	0881	FOUNTAIN	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	100	2,000	
3	0825	BRICK	0	100	96	1	96.00	SF	12.50	12.50	100	2017	2017	3	99	1,188	
4	1127	BRICK 8"	0	100	16	0	56.00	SF	11.00	11.00	100	2017	2017	3	99	610	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
6	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2018	2018	3	87	33,278	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2018	2018	3	82	820	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	82	1,640	
9	0835	QUARY TILE	0	100	0	0	865.00	SF	10.00	10.00	100	2018	2018	3	97	8,391	
10	0911	SCRN RM A	0	100	47	29	1,363.00	SF	17.50	17.50	100	2018	2018	3	82	19,559	

TOTAL OB/XF 75,526

LAND DESCRIPTION

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 01/09/2019 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS