LOT 95
IN OR 2043/1973
LIGHTHOUSE POINTE #2 PB 7/145

HEIMBERG FAMILY TRUST/HEIMBERG ERNEST C TRUSTEE
9 GLEN CT
AMHERST, NH 03031

2024

41-3N-28-1250-0095-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

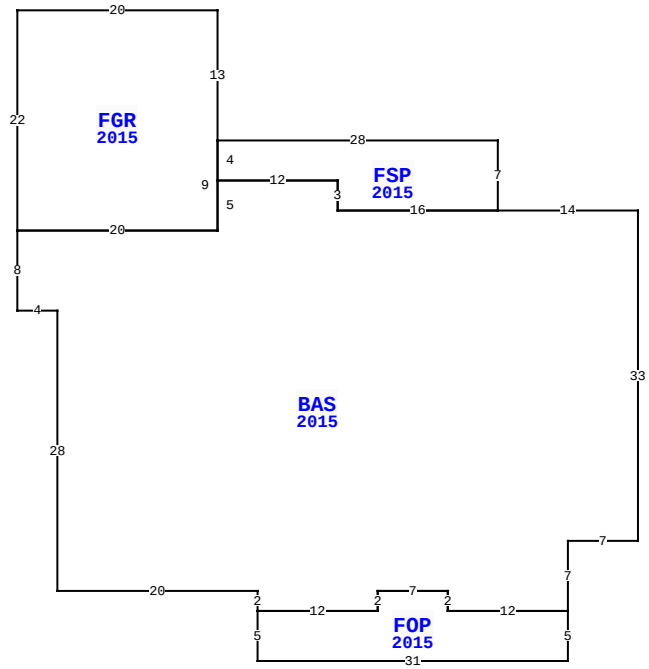
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,253	100	2,253	399,826
FGR	440	55	242	42,946
FOP	169	30	51	9,051
FSP	160	40	64	11,358
TOTALS	3,022		2,610	463,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,610	122.6016	183.90	479,979	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 0% - 0 Heated Area: 2253 HX Base Yr



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

28411 GRANDVIEW MNR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	463,180
TOTAL MARKET OB/XF VALUE	8,094
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	571,274
SOH/AGL Deduction	126,814
ASSESSED VALUE	444,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444,460
TOTAL JUST VALUE	571,274
NCON VALUE	2,839
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	557,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429734	CO ISSUED	0	08/07/2015
B1429734	NEW CONSTR	276,968	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2043/1973	4/27/2016	SW	Q	I	01	360,000
GRANTOR: NORTH FLORIDA BUILDER						
GRANTEE: HEIMBERG FAMILY TRU						
1938/1116	9/19/2014	SW	Q	V	05	300,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: NORTH FLORIDA BUILD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W14 W16 N3 W12 S5 W20 S8 E4 S28 E20 S2 E12 N2 E7 S2 E12 N7 E7 N33 $
FGR=[YR=2015;ORIG=-42,-7] N13 W20 S22 E20 N9 $
FOP=[YR=2015;ORIG=-38,40] S5 E31 N5 W12 N2 W7 S2 W12 $
FSP=[YR=2015;ORIG=-14,0] N7 W28 S4 E12 S3 E16 $
.

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	0	0	0	852.00	SF	10.00	10.00	100	2015	2015	3	95	8,094	

LAND DESCRIPTION

TOTAL OB/XF 8,094

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS