



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

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	1,884	100	1,884	390,723
FGR	909	55	500	103,695
FOP	50	30	15	3,111
FOP	484	30	145	30,072
FSP	198	40	79	16,384
FST	32	55	18	3,733
FST	60	55	33	6,844
FUS	716	100	716	148,491
STP	12	10	1	207
STP	21	10	2	415
TOTALS	4,436		3,400	705,126

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0502	FP-CUSTOM	0	0	0	0	1.00	UT	10,000.00	10,000.00
2	0855	CONC PAVER	0	0	0	0	1,166.00	SF	10.00	10.00
3	0855	CONC PAVER	0	0	0	0	108.00	SF	10.00	10.00
4	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00
5	0479	VF PICKET	0	0	0	0	222.00	LF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000136	C	SFR INT	0		PUD	0.00	0.00	1.00	LT

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	11	3,400	138.2576	207.39	705,126	2023	2023	0	0	0.00
1 SFR CUST - 0% - 2024										
Heated Area: 2600										
HX Base Yr										
** This building has 11 Sub-Areas										
28341 GRANDVIEW MNR, YULEE										
BLD DATE XF DATE INC DATE										
LGL DATE LAND DATE AG DATE										
04/15/2024 MLU										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			705,126
TOTAL MARKET OB/XF VALUE			25,860
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			830,986
SOH/AGL Deduction			0
ASSESSED VALUE			830,986
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			830,986
TOTAL JUST VALUE			830,986
NCON VALUE			730,986
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			110,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016827	NEW CONSTR	511,320	11/14/2022
220009320		511,320	

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2571/0360	6/16/2022	WD	Q	V	01
GRANTOR: LIGHTHOUSE POINTE DEV					
GRANTEE: WHITEHEAD MICHAEL B					
1938/1054	9/19/2014	SW	U	I	37
GRANTOR: VRE ENGLEWOOD LLC					
GRANTEE: LIGHTHOUSE POINTE D					

BUILDING NOTES										
BAS=[YR=2024;ORIG=81,10] W16 N4 W17 S20 S5 S16 E11 S18 E22 N4 E11 N14 W11 N10 N4 E8 S4 E3 N7 W11 N20 \$										
FGR=[YR=2024;ORIG=38,4] W32 S27 E17 S3 E15 N3 N5 N22 \$										
FUS=[YR=2024;ORIG=110,10] E12 S12 E5 S4 S16 W5 S12 W12 N18 W5 N14 E2 N6 E3 N6 \$										
FOP=[YR=2024;ORIG=48,65] E11 E22 N4 E11 S14 W19 W7 W18 N10 \$										
FSP=[YR=2024;ORIG=48,47] E11 S18 W11 N7 N4 N7 \$										
STR=[YR=2024;ORIG=127,19] E10 S7 W10 N4 N3 \$										
FST=[YR=2024;ORIG=122,10] E5 S9 S3 W5 N12 \$										
FOP=[YR=2024;ORIG=38,26] E10 S5 W10 N5 \$										
FST=[YR=2024;ORIG=81,33] E8 S4 W8 N4 \$										
STP=[YR=2024;ORIG=66,75] E7 S3 W7 N3 \$										

TOTAL OB/XF										
25,860										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000136	C	SFR INT	0		PUD	0.00	0.00	1.00	LT