LOT 98
LIGHTHOUSE POINTE #2 PB 7/145

CALAUTTI CYNTHIA J
28257 GRANDVIEW MANOR
YULEE, FL 32097

**2024**

**41-3N-28-1250-0098-0000**

## 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 100 |
| 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 |

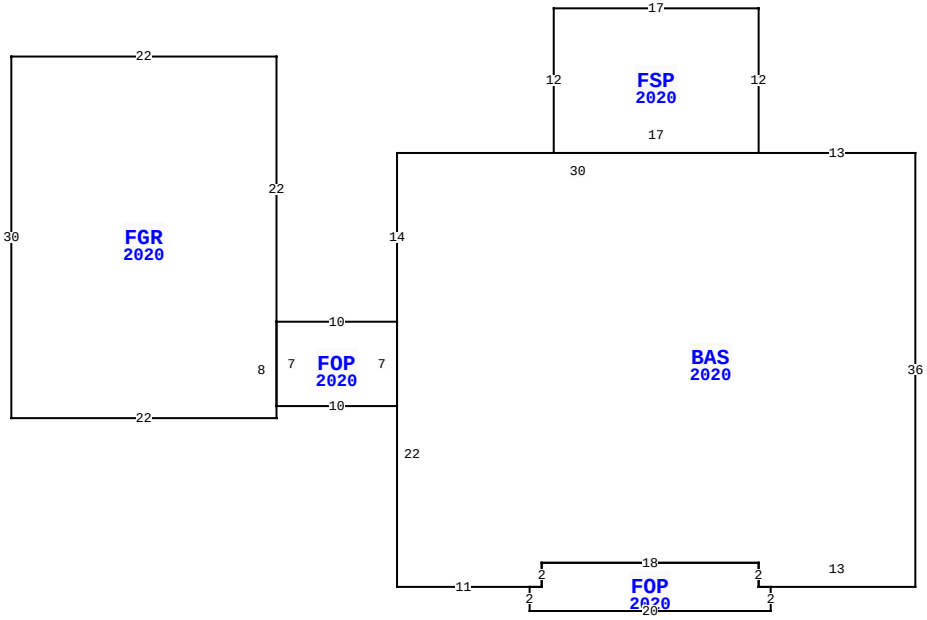
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4034.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,512 | 100 | 1,512 | 278,360 |
| FGR | 660 | 55 | 363 | 66,828 |
| FOP | 70 | 30 | 21 | 3,866 |
| FOP | 76 | 30 | 23 | 4,234 |
| FSP | 204 | 40 | 82 | 15,097 |
| TOTALS | 2,522 | | 2,001 | 368,385 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,001 | 123.9700 | 185.96 | 372,106 | 2020 | 2020 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SFR CUST – 100% - 2021 Heated Area: 1512 HX Base Yr 2021




28257 GRANDVIEW MNR, YULEE

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 368,385 |
| TOTAL MARKET OB/XF VALUE | | 16,702 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 485,087 |
| SOH/AGL Deduction | | 160,749 |
| ASSESSED VALUE | | 324,338 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 269,338 |
| TOTAL JUST VALUE | | 485,087 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 478,432 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1903215 | CO ISSUED | 0 | 03/18/2020 |
| B1903215 | NEW CONSTR | 222,507 | 04/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2250/1216 | 1/18/2019 | WD | Q | V | 02 | 92,500 |
| GRANTOR: TREVETT HARRY R | | | | | | |
| GRANTEE: CALAUTTI CYNTHIA J | | | | | | |
| 2192/1385 | 4/25/2018 | WD | U | V | 37 | 80,000 |
| GRANTOR: FRENES TOMAS ET AL | | | | | | |
| GRANTEE: TREVETT HARRY R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W13 FSP=[YR=2020] N12 W17 S12 E17$ W30 S14 FOP=[YR=2020] W10 FGR=[YR=2020] N22 W22 S30 E22 N8$ S7 E10 N7$ S22 E11 FOP=[YR=2020] S2 E20 N2 W1 N2 W18 S2 W1$ E1 N2 E18 S2 E13 N36$.

## 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 | 29 | 6 | 174.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 1,723 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 44 | 22 | 968.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 9,583 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 195.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 1,931 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2020 | 2020 | 3 | 99 | 3,465 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,702

| 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 10/21/2020 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS