



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	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4034.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,107	100	3,107	466,750
FGR	704	55	387	58,137
FOP	115	30	34	5,107
FOP	272	30	82	12,318
FUS	1,160	100	1,160	174,261
STR	88	10	9	1,352

TOTALS	5,446		4,779	717,925
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	572.00	SF	10.00	10.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0861	POOL GUNIT	0	100	27	12	324.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	492.00	SF	10.00	10.00	
5	0911	SCRN RM A	0	100	0	0	720.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	100		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	NORM	% COND
0500	01	4,779	100.6544	150.98	721,533	2021	2021	0	0	0.50	99.50

1 SFR CUST - 100% - 2022

Heated Area: 4267

HX Base Yr

The floor plan diagram illustrates the layout of a single-family residence (SFR) with a total heated area of 4267 square feet. The plan includes several rooms and utility areas, each labeled with a code and the year 2021. The rooms and their dimensions are as follows:

- FGR 2021** (Front Garage Room): 32' x 22'
- FUS 2021** (Front Utility Room): 39' x 19'
- STR 2021** (Storage Room): 11' x 8'
- FOP 2021** (Front Office/Plan): 34' x 8'
- BAS 2021** (Bathroom): 23' x 10'
- FOP 2021** (Front Office/Plan): 17' x 5'

The diagram also shows various other dimensions and room layouts, including a large room labeled 69' x 24' and a smaller room labeled 16' x 4'. The overall layout is a complex arrangement of rectangular rooms and corridors, with dimensions provided for each section.

29223 GRANDVIEW MNR, YULEE	BLD DATE	LGL DATE	04/15/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	0	572.00	SF	10.00	10.00	100	2021	2021	3	99	5,663	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
3	0861	POOL GUNIT	0	100	27	12	324.00	SF	85.00	85.00	100	2022	2022	3	98	26,989	
4	0855	CONC PAVER	0	100	0	0	492.00	SF	10.00	10.00	100	2022	2022	3	100	4,920	
5	0911	SCRN RM A	0	100	0	0	720.00	SF	17.50	17.50	100	2022	2022	3	97	12,222	

TOTAL OB/XF														53,259								
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				717,925	
TOTAL MARKET OB/XF VALUE				53,259	
TOTAL LAND VALUE - MARKET				100,000	
TOTAL MARKET VALUE				871,184	
SOH/AGL Deduction				824,772	
ASSESSED VALUE				46,412	
TOTAL EXEMPTION VALUE		13		46,412	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				871,184	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				849,732	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001239	ADDITION	8,000	01/21/2022
B206783	CO ISSUED	0	08/20/2021
B2105716	SWIM POOL	46,874	05/05/2021
B206783	NEW CONSTR	563,105	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2491/0362	8/26/2021	SW	Q	I	01	742,600
GRANTOR: JOHN MERRILL HOMES LL						
GRANTEE: KING BEMBRY B II &						
2384/1493	8/10/2020	WD	Q	V	01	105,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: JOHN MERRILL HOMES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2021] W32 S22 BAS=[YR=2021] S3 W24 S69 E16 N4 E4 S12 E21 FOP=[YR=2021] E17 N8 W10 S3 W7 S5\$ N5 E7 N3 E10 N23 FOP=[YR=2021] N8 W34 S8 E34\$ W34 N8 W2 N24 E34 N17 W32\$ E32 N22\$ PTR=E20 FUS=[YR=2021] E39 S19 STR=[YR=2021] S8 W11 N8 E11\$ W11 S8 E11 S5 W39 N32\$ W20\$.											