

BELISLE CATHERINE CECILIA/PAUL JAMES SPENCER
29003 GRANDVIEW MANOR
YULEE, FL 32097

41-3N-28-1250-0115-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

010ABOVE AVG 100

08IRREGULAR 100

03COMP SHNGL 100

05DRYWALL 100

12HARDWOOD 50

14CARPET 50

03CENTRAL 100

04AIR DUCTED 100

4100
2.5 100

02WOOD FRAME 100

1.1. 100
0 100

00NONE 100

05Quality Level 05

0100SINGLE FAMILY

MKT AREA04

4034.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREAMARKET VALUE

BAS2,4651002,465425,817

FGR6755537164,089

FOP203306110,538

FOP250307512,956

STR12101172

TOTALS3,6052,973513,571

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER010014570.00SF10.0010.0010020202020399693

20855CONC PAVER01004624.00SF10.0010.0010020202020399238

30855CONC PAVER01002616416.00SF10.0010.00100202020203994,118

40504FP-ELECTRI0100001.00UT2,000.002,000.00100202020203991,980

LAND DESCRIPTIONTOTAL OB/XF7,029

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFACHT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000136CSFR INT100PUD0.000.001.00LT1.001.001.00100,000.00100,000.00100,000

REVIEW DATE10/21/2020BYKWTotal Acres: 0.00Total Land Value: 100,000Market: 0Agricultural: 0Common: 100,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500012,973116.3250174.49518,75920202020001.0099.00

1 SFR CUST - 100% - 2024Heated Area: 2465HX Base Yr 2024

A site plan diagram showing a rectangular lot divided into several areas labeled with blue text: "FGR 2020", "BAS 2020", "FOP 2020", and "STR 2020". The lot dimensions are indicated by numbers along the perimeter and internal divisions.

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/15/2024MLU

NASSAU COUNTY PROPERTYPAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE513,571

TOTAL MARKET OB/XF VALUE7,029

TOTAL LAND VALUE - MARKET100,000

TOTAL MARKET VALUE620,600

SOH/AGL Deduction0

ASSESSED VALUE620,600

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE570,600

TOTAL JUST VALUE620,600

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE607,369

Sales Data Table

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2417/039112/14/2020SWQQI02505,000

GRANTOR: JOHN MERRILL HOMES LL

GRANTEE: BELISLE CATHERINE C

2294/03417/30/2019WDQQV01100,000

GRANTOR: LIGHTHOUSE POINTE DEV

GRANTEE: JOHN MERRILL HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 S20 FOP=[YR=2020] W25 FGR=[YR=2020] N25 W27 S25 E27\$ S10 E25 N10\$ S10 W25 N10 W27 S36 E13 N10 E8 S15 E19 N3 FOP=[YR=2020] E3 STR=[YR=2020] S2 E6 N2 W6\$ E26 N7 W29 S7\$ N7 E29 N24 E3 N7 W3 N20\$.