



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	13	STAND SEAM 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

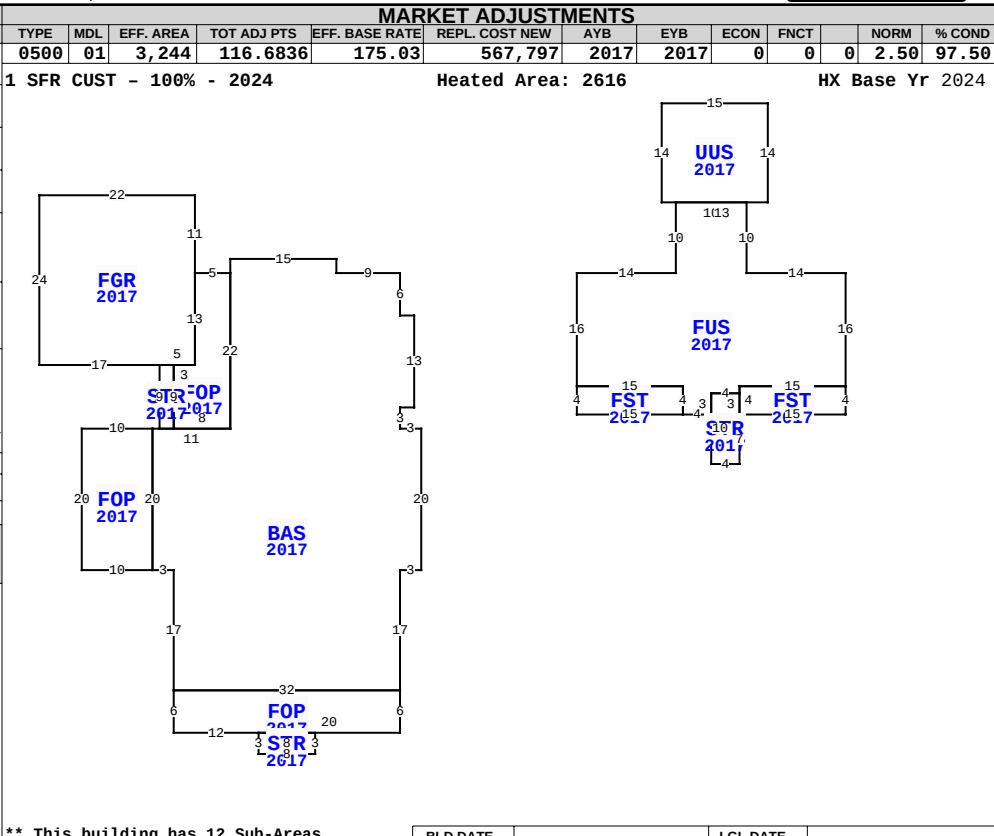
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC	4034.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	1,888	322,196
FGR	528	55	290	49,490
FOP	137	30	41	6,997
FOP	192	30	58	9,898
FOP	200	30	60	10,239
FST	60	55	33	5,632
FST	60	55	33	5,632
FUS	728	100	728	124,236
STR	18	10	2	341
STR	24	10	2	341

TOTALS	4,085		3,244	553,602
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVR	0	100	4	3		12.00	SF 10.00
2	0810	CONCRETE A	0	100	0	0		350.00	SF 6.50



** This building has 12 Sub-Areas

28951 GRANDVIEW MNR, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/15/2024 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,244	116.6836	175.03	567,797	2017	2017	0	0	2.50	97.50

NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		553,602
TOTAL MARKET OB/XF VALUE		2,323
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		655,925
SOH/AGL Deduction		0
ASSESSED VALUE		655,925
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		605,925
TOTAL JUST VALUE		655,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		640,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632949	CO ISSUED	0	02/17/2017
B1632949	NEW CONSTR	352,796	08/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/584	11/20/2023	WD	Q	I	02	825,000
GRANTOR: RICHTER JIMMIE & BETT						
GRANTEE: PINKSTON JOHN R & C						
2190/1230	4/18/2018	SW	Q	I	01	430,000
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: RICHTER JIMMIE & BE						

BUILDING NOTES

BUILDING DIMENSIONS									
BAS=[YR=2017] W9 N2 W15 S2 FOP=[YR=2017] W5 FGR=[YR=2017] N11 W22 S24 E17 STR=[YR=2017] S9 E2 N9 W2\$ E5 N13\$ S13 W3 S9 E8 N22\$ S22 W11 FOP=[YR=2017] W10 S20 E10 N20\$ S20 E3 S17 FOP=[YR=2017] S6 E12 STR=[YR=2017] S3 E8 N3 W8\$ E20 N6 W32\$ E32 N17 E3 N20 W3 N3 E2 N13 W2 N6\$ PTR= E25 FUS=[YR=2017] E14 N10 UUS=[YR=2017] W2 N14 E15 S14 W13\$ E10 S10 E14 S16 FST=[YR=2017] S4 W15 STR=[YR=2017] S7 W4 N10 E4 S3\$ N4 E15\$ W15 S1 W4 S3 W4 FST=[YR=2017] W15 N4 E15 S4\$ N4 W15 N16\$ W25\$.									

LAND DESCRIPTION										TOTAL OB/XF										2,323									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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												