



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	0 100
Occupancy	00	NONE 100

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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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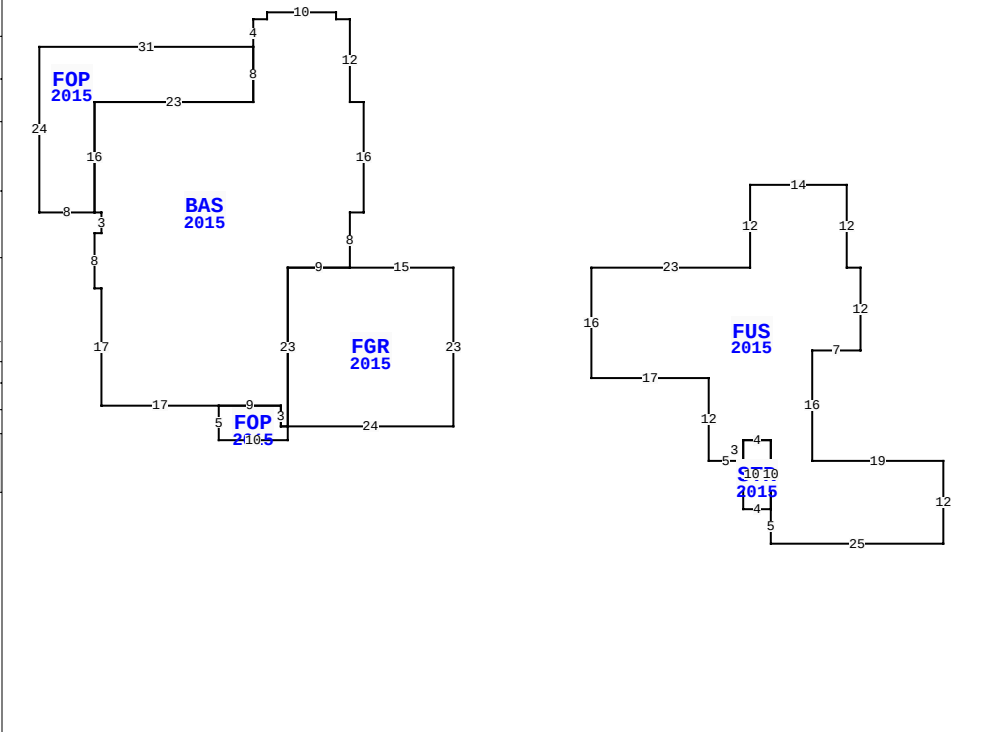
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,641	100	1,641	271,629
FGR	552	55	304	50,320
FOP	47	30	14	2,317
FOP	376	30	113	18,705
FUS	1,232	100	1,232	203,929
STR	40	10	4	662

TOTALS	3,888		3,308	547,561
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	304.00	SF	7.00	7.00	100	2015
2	0855	CONC PAVER	0 100	0	0	645.00	SF	7.00	7.00	100	2015
3	0479	VF PICKET	0 100	0	0	98.00	LF	10.00	10.00	100	2021
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
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	3,308	114.3560	171.53	567,421	2015	2015	0	0	3.50	96.50
1 SFR CUST - 100% - 2023											
Heated Area: 2873											
HX Base Yr 2023											



28903 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	304.00	SF	7.00	7.00	100	2015	2015	3	95	2,022	
2	0855	CONC PAVER	0 100	0	0	645.00	SF	7.00	7.00	100	2015	2015	3	95	4,289	
3	0479	VF PICKET	0 100	0	0	98.00	LF	10.00	10.00	100	2021	2021	3	98	960	
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588	

TOTAL OB/XF											
7,859											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		547,561	
TOTAL MARKET OB/XF VALUE		7,859	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		655,420	
SOH/AGL Deduction		0	
ASSESSED VALUE		655,420	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		605,420	
TOTAL JUST VALUE		655,420	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		640,841	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529930	CO ISSUED	0	05/02/2016
B1529930	NEW CONSTR	353,252	02/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2605/0308	11/21/2022	WD	Q	I	01	770,000	
GRANTOR: LANE LORRAINE &							
GRANTEE: NOONAN MICHAEL & CO							
2310/1694	10/04/2019	WD	Q	I	01	493,000	
GRANTOR: RAINES ANDREW L & CRY							
GRANTEE: EMERY TERRY A & LOR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2015] W15 BAS=[YR=2015] N8 E2 N16 W2 N12 W2 N1 W10 S1 W2 S4 FOP=[YR=2015] W31 S24 E8 N16E23 N8\$ S8 W23 S16 E1 S3 W1 S8 E1 S17 E17 FOP=[YR=2015] S5 E10 N2 W1 N3 W9 \$ E9 S3 E1 N23 E9\$ W9 S23 E24 N23\$ PTR=E20 FUS=[YR=2015] E23 N12 E14 S12 E2 S12 W7 S16 E19 S12 W25 N5 STR=[YR=2015] W4 N10 E4 S10\$ N10 W4 S3 W5 N12 W17 N16\$ W20\$.											