LOT 15
IN OR 2064/577
ESMT PT OR 1258/1035

SURBER DENNIS E JR & MARGARET T
28760 GRANDVIEW MNR
YULEE, FL 32097

2025

41-3N-28-1250-0015-0000

BUILDING CHARACTERISTICS

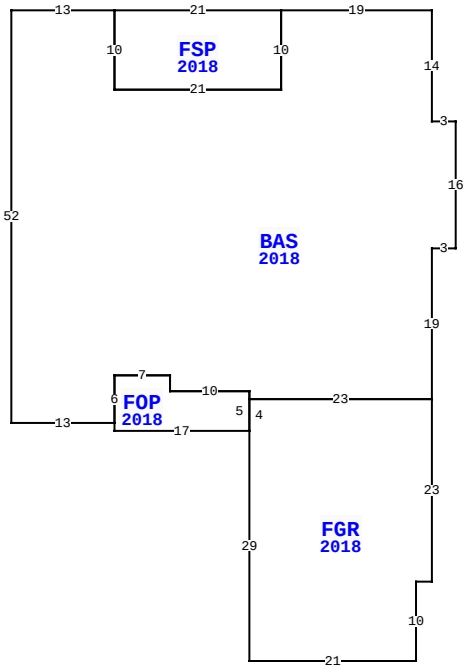
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,443	100	2018	2,443	546,080
FGR	739	55	2018	406	90,753
FOP	99	30	2018	30	6,706
FSP	210	40	2018	84	18,777
TOTALS	3,491			2,963	662,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,963	145.0984	229.26	679,297	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 2443 HX Base Yr 2019



28760 GRANDVIEW MNR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		662,315
TOTAL MARKET OB/XF VALUE		19,707
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		932,022
SOH/AGL Deduction		310,625
ASSESSED VALUE		621,397
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		570,675
TOTAL JUST VALUE		932,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		780,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800806	CO ISSUED	0	10/25/2018
B1800806	NEW CONSTR	323,970	01/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2064/0577	8/05/2016	WD	Q	V	02	220,000
GRANTOR: TREVETT BUILDING SYST						
GRANTEE: SURBER DENNIS E JR						
2064/0311	8/02/2016	WD	U	V	30	200,000
GRANTOR: JB LIGHTHOUSE LTD						
GRANTEE: TREVETT BUILDING SY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 FSP=[YR=2018] W21 S10 E21 N10$ S10 W21 N10 W13 S52 E13 FOP=[YR=2018] S29 E21 N10 E2 N23 W23 S4$ N5 W10 N2 W7 S6$ N6 E7 S2 E10 S1 E23 N19 E3 N16 W3 N14$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
2	0855	CONC PAVER	0	100	0	0	1,558.00	SF	10.00	10.00	100	2018	2018	3	97	15,113	
3	0855	CONC PAVER	0	100	12	10	120.00	SF	10.00	10.00	100	2018	2018	3	97	1,164	

LAND DESCRIPTION

TOTAL OB/XF 19,707

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	000131	C	RES CREEK	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/08/2019 BY KW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS