

LOT 39
IN OR 1884/827
ESMT PT OR 1528/682

WASSERMAN BRETT &/BARCELON HERMINIA
28639 GRANVIEW MNR
YULEE, FL 32097

2025

41-3N-28-1250-0039-0000



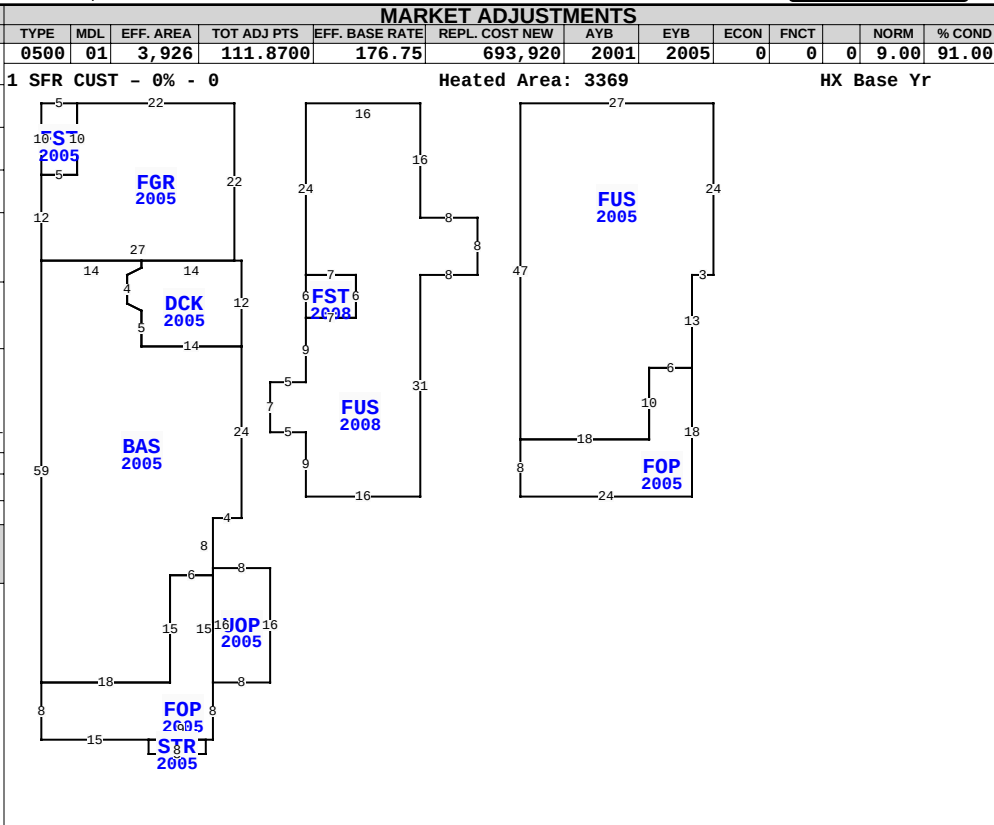
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	1,292	100	2005	1,292	207,809
DCK	178	10	2005	18	2,896
FGR	544	55	2005	299	48,092
FOP	252	30	2005	76	12,224
FOP	282	30	2005	85	13,672
FST	50	55	2005	28	4,504
FST	42	55	2008	23	3,699
FUS	1,140	100	2005	1,140	183,360
FUS	937	100	2008	937	150,710
STR	16	10	2005	2	322
TOTALS	4,861			3,926	631,467

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	334.00	SF	6.50
2	0810	CONCRETE A	0	0	20	7	140.00	SF	6.50
3	0855	CONC PAVER	0	0	0	0	150.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00



28639 GRANDVIEW MNR, YULEE	BLD DATE 09/24/2009	KK	LGL DATE	04/11/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		631,467	
TOTAL MARKET OB/XF VALUE		3,938	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		745,405	
SOH/AGL Deduction		109,488	
ASSESSED VALUE		635,917	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		635,917	
TOTAL JUST VALUE		745,405	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		706,801	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2005493	H/AC	4,014	07/01/2020
B017972	ADDITION	35,700	02/01/2001
B007508	NEW CONSTR	400,000	10/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1884/0827	10/09/2013	WD	Q	I	02
GRANTOR: HERRING JEFFERSON S &					
GRANTEE: WASSERMAN BRETT & H					
1659/1283	1/20/2010	WD	U	I	12
GRANTOR: SECURITY REAL ESTATE					
GRANTEE: HERRING JEFFERSON S					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2005] W22 FST=[YR=2005] W5 S10 E5 N10\$ S10 W5 S12 BAS=[YR=2005] S59 FOP=[YR=2005] S8 E15 STR=[YR=2005] S2 E8 N2 W8\$ E9 N8 UOP=[YR=2005] E8 N16 W8 S16\$ N15 W6 S15 W18\$ E18 N15 E6 N8 E4 N24 DCK=[YR=2005] N12 W14 S1 D1 L2 S4 D1 R2 S5 E14\$ W14 N5 U1 L2 N4 U1 R2 N1 W14\$ E27 N22\$ PTR=E40 FUS=[YR=2005] E27 S24 W3 S13 FOP=[YR=2005] S18 W24 N8 E18 N10 E6 \$ W6 S10 W18 N47\$ W40\$ PTR=E10 FUS=[YR=2008] E16 S16 E8 S8 W8 S31 W16 N9 W5 N7 E5 N9 FST=[YR=2008] N6 E7 S6 W7\$ E7 N6 W7 N24\$ W10\$.									