

LOT 40
IN OR 1820/124
LIGHTHOUSE POINTE PB 6/157

HARELSON VINCENT & DIANA
28623 GRANDVIEW MANOR
YULEE, FL 32097

2025

41-3N-28-1250-0040-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11
Roof Structure	03
Roof Cover	12
Interior Wall	05
Interior Floor	12
Air Condition	03
Heating Type	04
Bedrooms	4
Bathrooms	3
Frame	02
Stories	2
Units	0
Occupancy	00

Quality	05
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	4034.00

Area Type	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	2005	1,213	192,317
FEP	336	80	2006	269	42,649
FGR	768	55	2005	422	66,907
FOP	306	30	2005	92	14,586
FOP	306	30	2005	92	14,586
FUS	447	100	2005	447	70,871
FUS	1,122	100	2005	1,122	177,890
UOP	40	20	2005	8	1,269

TOTALS	4,538			3,665	581,074
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EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0825
3	0825
4	0811
5	0810
6	0810
7	1242

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,665	110.8800	175.19	642,071	2001	2005	0	0	9.50	90.50
1 SFR CUST - 100% - 2025 Heated Area: 2782 HX Base Yr											
28623 GRANDVIEW MNR, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/11/2025 MLU											

TOTAL OB/XF											
11,878											

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11,878											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		581,074	
TOTAL MARKET OB/XF VALUE		11,878	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		702,952	
SOH/AGL Deduction		0	
ASSESSED VALUE		702,952	
TOTAL EXEMPTION VALUE		13	702,952
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		702,952	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		666,806	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07457	NEW CONSTR	400,000	08/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1820/0124	10/18/2012	WD	Q	I	02
GRANTOR: DUBBERLY GREGORY P &					
GRANTEE: HARELSON VINCENT &					
1809/0082	8/20/2012	WD	U	I	11
GRANTOR: LOTT CAROLYN					
GRANTEE: DUBBERLY GREGORY P					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2005] W13 FEP=[YR=2006] N9 FGR=[YR=2005] E5 N24 W32 S24 E27 \$ W21 S16 E21 N7 \$ S7 W21 S33 FOP=[YR=2005] S9 E13 UOP=[YR=2005] S5 E8 N5 W8 \$ E21 N9 W34 \$ E34 N40 \$ PTR= E15 FUS=[YR=2005] E34 S33 FOP=[YR=2005] S9 W34 N9 E34 \$ W34 N33 \$ W15 \$ PTR= W40 FUS=[YR=2005] W20 S5 W3 S3 E3 S6 W3 S3 E4 S3 W3 S3 E18 N6 W1 N2 E5 N15 \$ E40 \$.	