

LOT 44
IN OR 2037/1904
LIGHTHOUSE POINTE PB 6/157

JOINER DANIELLE H & JUSTIN WILLIAM
29780 SOUTHERN HERITAGE PL
YULEE, FL 32097

2025

41-3N-28-1250-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	11	SLATE 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	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	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
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NEIGHBORHOOD/LOC	4034.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,107	100	2016	2,107	389,165
FGR	638	55	2016	351	64,830
FOP	380	30	2016	114	21,056
FST	24	55	2016	13	2,401
FUS	432	100	2016	432	79,791
PTO	210	5	2016	10	1,847
STP	16	10	2016	2	370
STP	21	10	2016	2	370
STR	48	10	2016	5	924

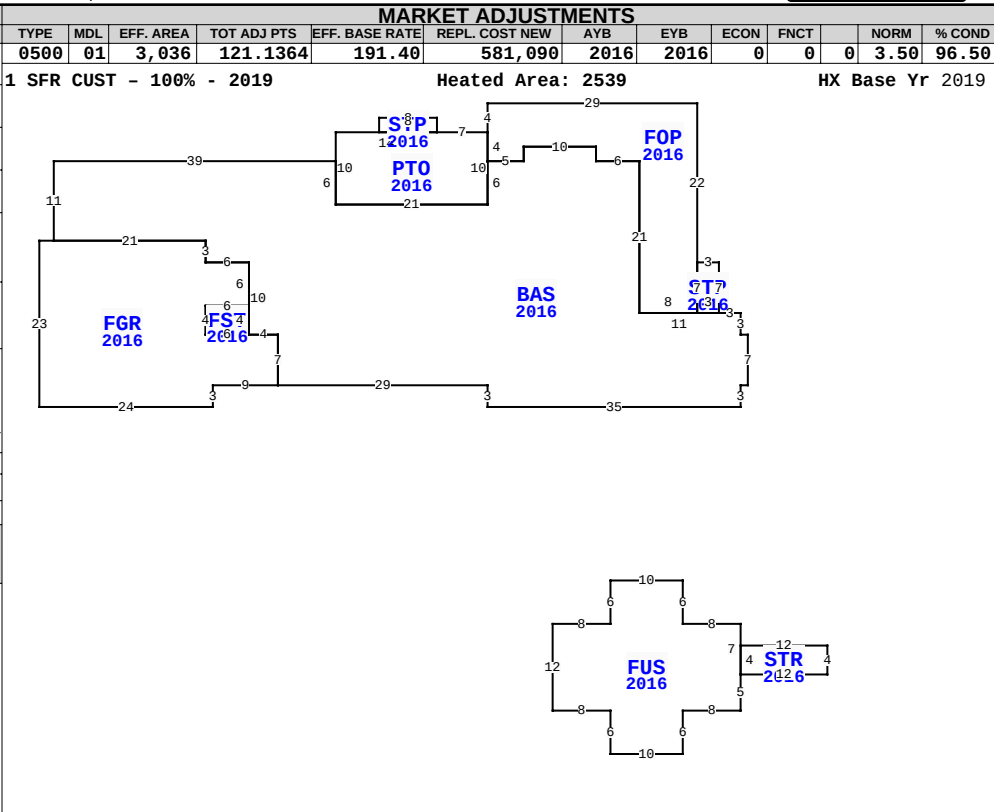
TOTALS	3,876			3,036	560,752
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0825	BRICK	0	100	23	3		69.00	SF 12.50	100	2016	2016	3	99	854	
2	0825	BRICK	0	100	16	7		112.00	SF 12.50	100	2016	2016	3	99	1,386	
3	0811	CONCRETE B	0	100	0	0		1,002.00	SF 5.20	100	2016	2016	3	95	4,950	
4	0861	POOL GUNIT	0	100	0	0		510.00	SF 85.00	100	2025	2024		100	43,350	
5	0855	CONC PAVER	0	100	0	0		819.00	SF 10.00	100	2025	2024		100	8,190	
6	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF																60,730
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		560,752	
TOTAL MARKET OB/XF VALUE		60,730	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		731,482	
SOH/AGL Deduction		267,542	
ASSESSED VALUE		463,940	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		413,218	
TOTAL JUST VALUE		731,482	
NCON VALUE		53,540	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		642,334	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240006625	INGROUND SWIMMING	88,000	06/04/2024
B1531039	CO ISSUED	0	03/30/2016
B1531039	NEW CONSTR	324,770	08/01/2015
B047144	NEW CONSTR	400,000	08/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2037/1904	4/01/2016	SW	Q	I	01
GRANTOR: TREVETT BUILDING SYST					
GRANTEE: JOINER DANIELLE H &					
1941/1094	10/10/2014	SW	Q	V	01
GRANTOR: STAMPER WILLIE & VIVI					
GRANTEE: TREVETT BUILDING SY					

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=2016] N3 E1 N7 W1 N3 W3 STP=[YR=2016] N7 W3	
FOP=[YR=2016] N22 W29 S4 PTO=[YR=2016] W7 STP=[YR=2016] N2	
W8 S2 E8\$ W14 S10 E21 N10\$ S4 E5 N2 E10 S2 E6 S21 E8 N7\$ S7	
E3\$ W11 N21 W6 N2 W10 S2 W5 S6 W21 N6 W39 S11 FGR=[YR=2016]	
W2 S23 E24 N3 E9 N7 W4 FST=[YR=2016] N4 W6 S4 E6\$ W6 N4 E6	
N6 W6 N3 W21\$ E21 S3 E6 S10 E4 S7 E29 S3 E35 \$ PTR= S30	
FUS=[YR=2016] W8 N6 W10 S6 W8 S12 E8 S6 E10 N6 E8 N5	
STR=[YR=2016] E12 N4 W12 S4\$ N7\$ N30\$.	