

LOT 45
IN OR 2174/1763
LIGHTHOUSE POINTE PB 6/157

LUND NATHALIE M & JOHN C
29792 SOUTHERN HERITAGE PL
YULEE, FL 32097

2025

41-3N-28-1250-0045-0000



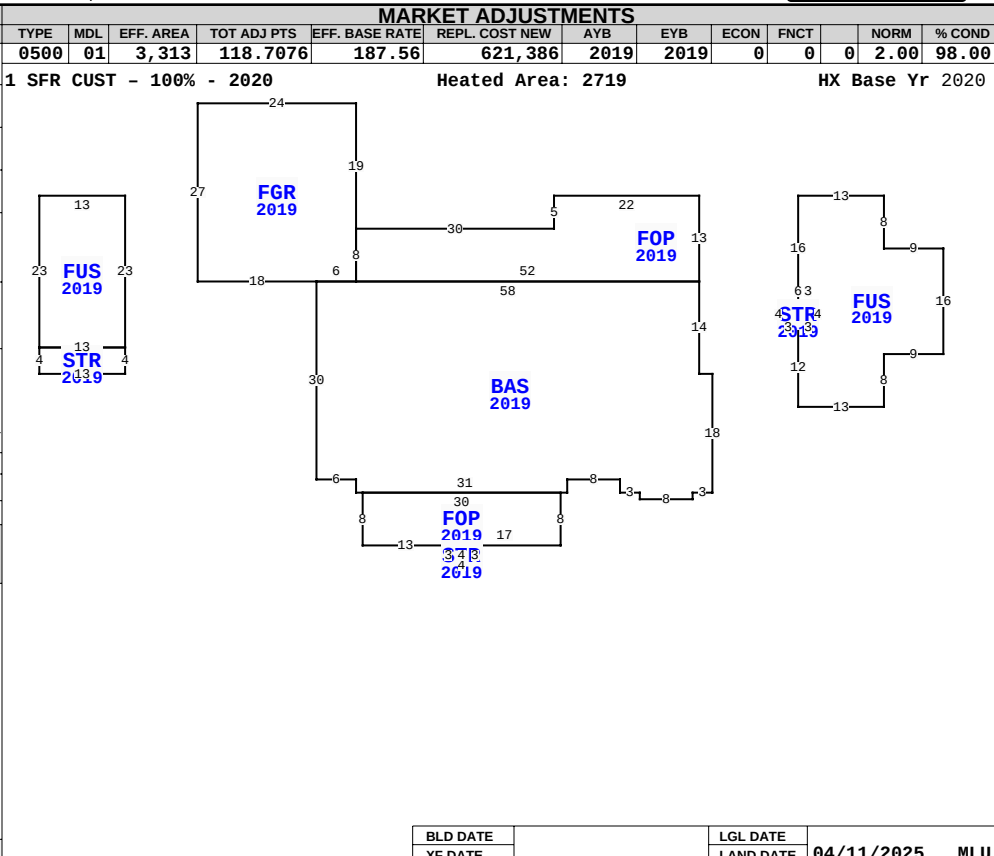
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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
NEIGHBORHOOD/LOC	4034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	2019	1,872	344,090
FGR	648	55	2019	356	65,436
FOP	240	30	2019	72	13,234
FOP	526	30	2019	158	29,041
FUS	299	100	2019	299	54,958
FUS	548	100	2019	548	100,727
STR	12	10	2019	1	184
STR	24	10	2019	2	368
STR	52	10	2019	5	919
TOTALS	4,221			3,313	608,958

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	19	3	57.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	34	3	102.00	SF	10.00	10.00	100	2019
3	0855	CONC PAVER	0 100	38	20	760.00	SF	10.00	10.00	100	2019
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2019

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		608,958	
TOTAL MARKET OB/XF VALUE		12,344	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		731,302	
SOH/AGL Deduction		306,500	
ASSESSED VALUE		424,802	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		374,080	
TOTAL JUST VALUE		731,302	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		693,536	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909841	CO ISSUED	0	08/30/2019
B1909841	NEW CONSTR	376,636	01/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2174/1763	1/31/2018	WD	Q	V	01	79,000	
GRANTOR: DIRECT PROPERTIES LLC							
GRANTEE: LUND NATHALIE M & J							
2116/0007	4/25/2017	TX	U	V	11	30,000	
GRANTOR: TAX COLLECTOR							
GRANTEE: DIRECT PROPERTIES L							

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=2019] W22 S5 W30 FGR=[YR=2019] N19 W24 S27 E18											
BAS=[YR=2019] S30 E6 S2 E1 FOP=[YR=2019] S8 E13											
STR=[YR=2019] S3 E4 N3 W4\$ E17 N8 W30\$ E31 N2 E8 S2 E3 S1 E8											
N1 E3 N18 W2 N14 W58\$ E6 N8\$ S8 E52 N13\$ PTR= E15											
FUS=[YR=2019] E13 S8 E9 S16 W9 S8 W13 N12 STR=[YR=2019] W3											
N4 E6 S4 W3\$ E3 N4 W3 N16\$ W15\$ PTR= W100 FUS=[YR=2019] E13											
S23 STR=[YR=2019] S4 W13 N4 E13\$ W13 N23\$ E100\$.											

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	