LOT 58 & PT OF LOT 59
LIGHTHOUSE POINTE #2 PB 7/145

LEWIS JAKE & KELLY/
29004 GRANDVIEW MANOR
YULEE, FL 32097

2025

41-3N-28-1250-0058-0000

BUILDING CHARACTERISTICS

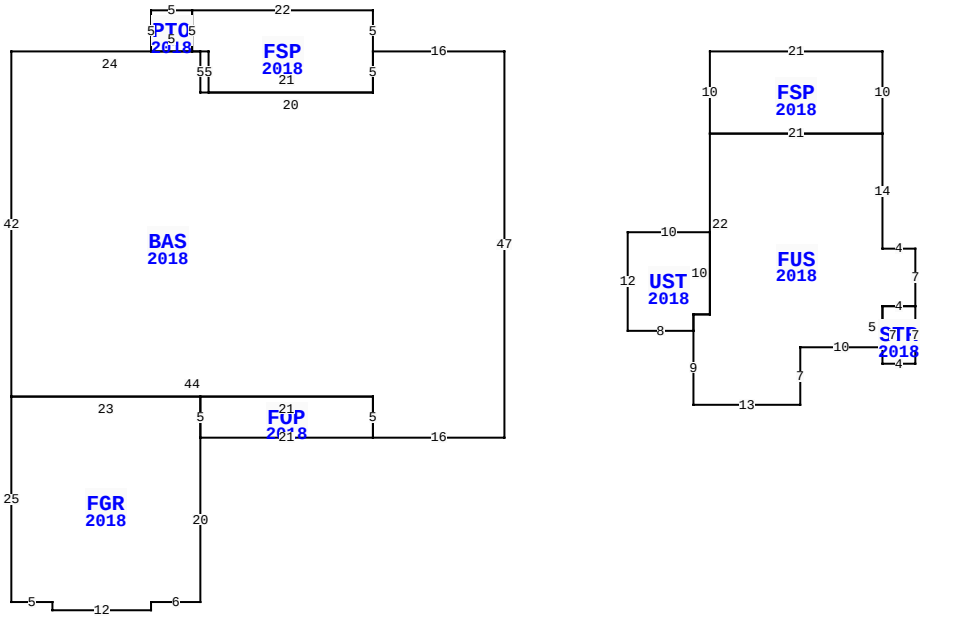
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,500	100	2018	2,500	423,979
FGR	587	55	2018	323	54,778
FOP	105	30	2018	32	5,427
FSP	210	40	2018	84	14,246
FSP	215	40	2018	86	14,585
FUS	673	100	2018	673	114,135
PTO	25	5	2018	1	170
STR	28	10	2018	3	509
UST	116	45	2018	52	8,819
TOTALS	4,459			3,754	636,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,754	110.0880	173.94	652,971	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 3173 HX Base Yr 2019



29004 GRANDVIEW MNR, YULEE

BLD DATE		LGL DATE	06/15/2023 MLU
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	636,647
TOTAL MARKET OB/XF VALUE	17,301
TOTAL LAND VALUE - MARKET	270,000
TOTAL MARKET VALUE	923,948
SOH/AGL Deduction	291,890
ASSESSED VALUE	632,058
TOTAL EXEMPTION VALUE	HX HB VX 55,722
BASE TAXABLE VALUE	576,336
TOTAL JUST VALUE	923,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	894,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708747	CO ISSUED	0	06/19/2018
B1708747	NEW CONSTR	404,170	10/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	9/26/2017	CN	Q	V	01	77,000
GRANTOR: GRAY JAMES IRWIN & BA						
GRANTEE: LEWIS JAKE & KELLY						
9999/9999	8/14/2015	CN	Q	V	02	150,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: LEWIS JAKE & KELLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FSP=[YR=2018] N5 W22 PTO=[YR=2018] W5 S5 E5 N5$ S5 E1 S5 E21 N5$ S5 W20 N5 W24 S42 FGR=[YR=2018] S25 E5 S1 E12 N1 E6 N20 FOP=[YR=2018] E21 N5 W21 S5$N5 W23$ E44 S5 E16 N47$ PTR= E25 FSP=[YR=2018] E21 S10 FUS=[YR=2018] S14 E4 S7 STR=[YR=2018] S7 W4 N7 E4$ W4 S5 W10 S7 W13 N9 UST=[YR=2018] W8 N12 E10 S10 W2 S2$ N2 E2 N22 E21$ W21 N10$ W25$.

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	1,310.00	SF	10.00	10.00	100	2018	2018	3	97	12,707	
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 17,301

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.50	LT		1.00	1.00	1.00	180,000.00	180,000.00	270,000							

REVIEW DATE 01/08/2019 BY KW Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS