

LOT 64
IN OR 2189/1863
LIGHTHOUSE POINTE #2 PB 7/145

GARGARO JOHN R & LISA J
29100 GRANDVIEW MANOR
YULEE, FL 32097

2025

41-3N-28-1250-0064-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
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
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NEIGHBORHOOD/LOC	4034.00
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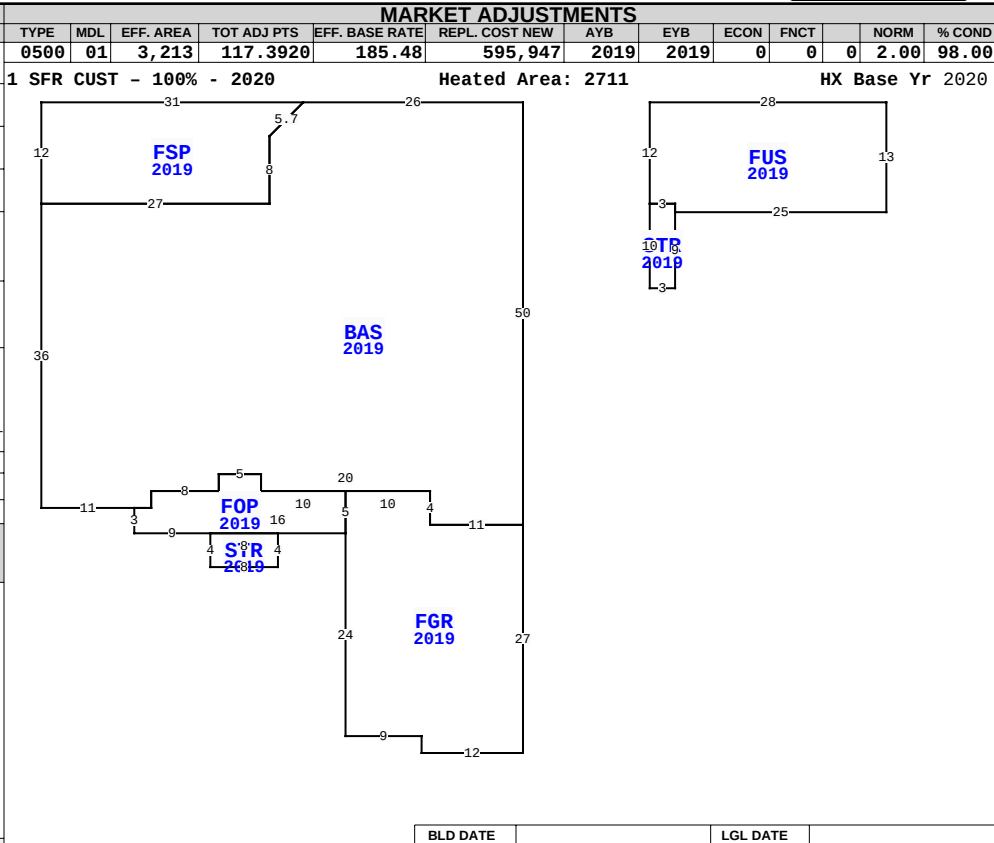
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,350	100	2019	2,350	427,160
FGR	589	55	2019	324	58,894
FOP	131	30	2019	39	7,089
FSP	332	40	2019	133	24,176
FUS	361	100	2019	361	65,619
STR	30	10	2019	3	545
STR	32	10	2019	3	545
TOTALS	3,825			3,213	584,028

EXTRA FEATURES		
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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	0855	CONC PAVER	0	100	4	4	16.00	SF	10.00	10.00	100	2019	2019	3	97	155	
2	0855	CONC PAVER	0	100	0	0	810.00	SF	10.00	10.00	100	2019	2019	3	97	7,857	
3	0911	SCRN RM A	0	100	0	0	1,079.00	SF	17.50	17.50	100	2019	2019	3	82	15,484	
4	0861	POOL GUNIT	0	100	26	15	390.00	SF	85.00	85.00	100	2019	2019	3	87	28,841	
5	0855	CONC PAVER	0	100	0	0	689.00	SF	10.00	10.00	100	2019	2019	3	97	6,683	
6	0855	CONC PAVER	0	100	67	3	201.00	SF	10.00	10.00	100	2019	2019	3	97	1,950	

LAND DESCRIPTION			TOTAL OB/XF 60,970														
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
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000

REVIEW DATE 07/09/2019 BY KW Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		584,028	
TOTAL MARKET OB/XF VALUE		60,970	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		824,998	
SOH/AGL Deduction		287,804	
ASSESSED VALUE		537,194	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		486,472	
TOTAL JUST VALUE		824,998	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		800,181	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805983	CO ISSUED	0	03/26/2019
B199480	SWIM POOL	48,250	02/01/2019
B1805983	NEW CONSTR	362,378	06/12/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2189/1863	4/12/2018	WD	Q	V	01
SALE PRICE					
165,000					
GRANTOR: LIGHTHOUSE POINTE DEV					
GRANTEE: GARGARO JOHN R & LI					
1938/1054	9/19/2014	SW	U	I	37
2,599,000					
GRANTOR: VRE ENGLEWOOD LLC					
GRANTEE: LIGHTHOUSE POINTE D					

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2019] W26 FSP=[YR=2019] W31 S12 E27 N8 R4 U4 \$ D4 L4 S8 W27 S36 E11 FOP=[YR=2019] S3 E9 STR=[YR=2019] S4 E8 N4 W8\$ E16 FGR=[YR=2019] S24 E9 S2 E12 N27 W11 N4 W10 S5\$ N5 W10 N2 W5 S2 W8 S2 W2\$ E2 N2 E8 N2 E5 S2 E20 S4 E11 N50\$ PTR=E15 FUS=[YR=2019] E28 S13 W25 STR=[YR=2019] S9 W3 N10 E3 S1\$ N1 W3 N12\$ W15\$.		