

LOT 69
IN OR 2027/1223
LIGHTHOUSE POINTE #2 PB 7/145

SHAHER MARK S & AMELIA A
29170 GRANDVIEW MANOR
YULEE, FL 32097

2025

41-3N-28-1250-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

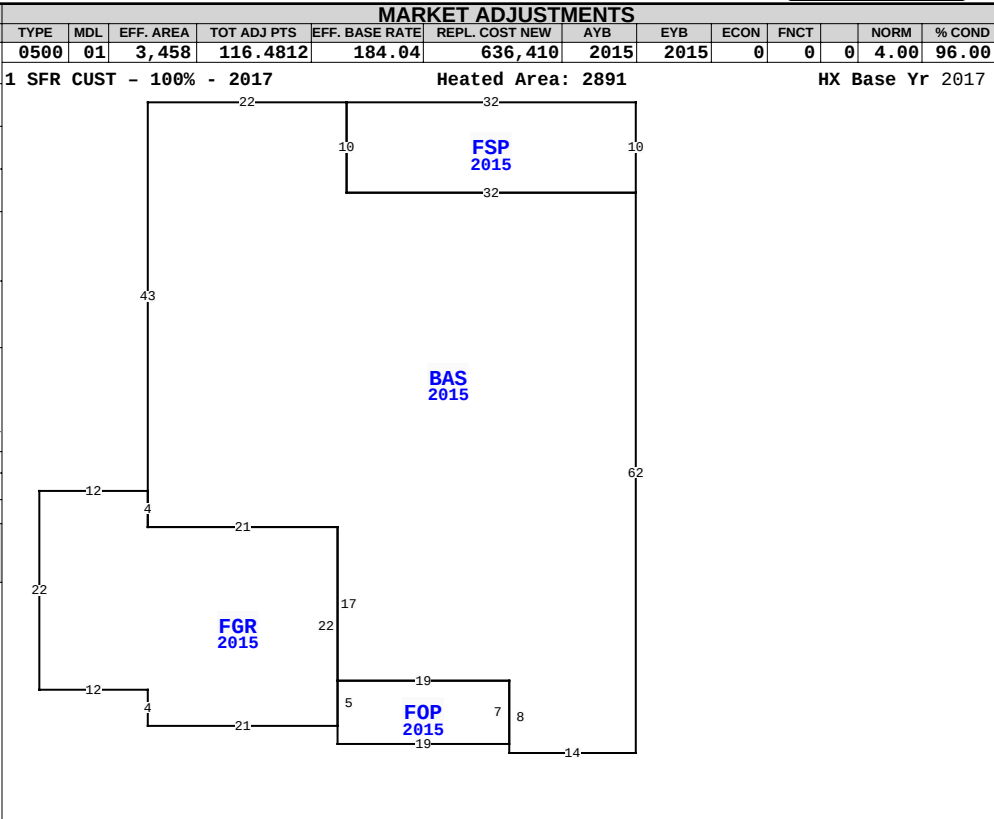
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4034.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,891	100	2015	2,891	510,778
FGR	726	55	2015	399	70,495
FOP	133	30	2015	40	7,068
FSP	320	40	2015	128	22,615

TOTALS	4,070			3,458	610,954
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	658.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00



29170 GRANDVIEW MNR, YULEE	BLD DATE	LGL DATE	04/11/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	0	658.00	SF	10.00	10.00	100	2015	2015	3	95	6,251	

TOTAL OB/XF										6,251						
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
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY					STANDARD									
Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE					610,954									
TOTAL MARKET OB/XF VALUE					6,251									
TOTAL LAND VALUE - MARKET					110,000									
TOTAL MARKET VALUE					727,205									
SOH/AGL Deduction					350,160									
ASSESSED VALUE					377,045									
TOTAL EXEMPTION VALUE					50,722					HX HB				
BASE TAXABLE VALUE					326,323									
TOTAL JUST VALUE					727,205									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					689,287									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429597	CO ISSUED	0	05/07/2015
B1429597	NEW CONSTR	363,668	11/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2027/1223	2/08/2016	SW	Q	I	02	399,900	
GRANTOR: DOSTIE HOMES LLC							
GRANTEE: SHAFER MARK S & AME							
1938/1120	9/19/2014	SW	Q	V	05	300,000	
GRANTOR: LIGHTHOUSE POINTE DEV							
GRANTEE: DOSTIE HOMES LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2015] W32 BAS=[YR=2015] W22 S43 FGR=[YR=2015] W12 S22 E12 S4 E21 FOP=[YR=2015] S2 E19 N7 W19 S5\$ N22 W21 N4\$ S4 E21 S17 E19 S8 E14 N62 W32 N10\$ S10 E32 N10\$.									