LOT 78
LIGHTHOUSE POINTE #2 PB 7/145

LAROCHELLE ANJELICA MORRIGAN
29302 GRANDVIEW MANOR
YULEE, FL 32097

2025

41-3N-28-1250-0078-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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

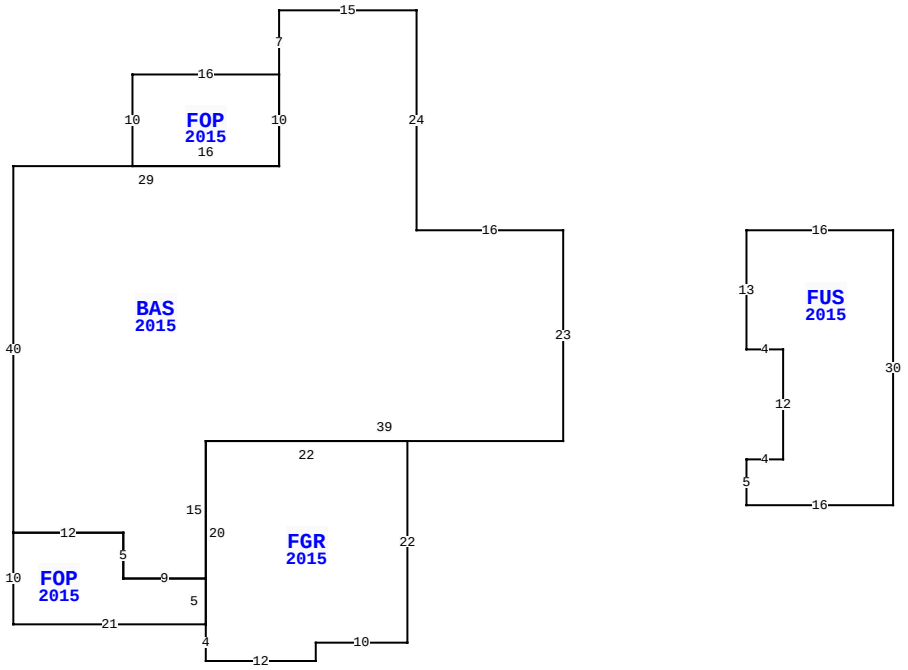
NEIGHBORHOOD/LOC 4034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,198	100	2015	2,198	386,314
FGR	508	55	2015	279	49,036
FOP	160	30	2015	48	8,436
FOP	165	30	2015	50	8,788
FUS	432	100	2015	432	75,927
TOTALS	3,463			3,007	528,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,007	115.8740	183.08	550,522	2015	2015	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2021 Heated Area: 2630 HX Base Yr 2021



29302 GRANDVIEW MNR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,501
TOTAL MARKET OB/XF VALUE	10,394
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	648,895
SOH/AGL Deduction	252,888
ASSESSED VALUE	396,007
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	345,285
TOTAL JUST VALUE	648,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	614,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429732	CO ISSUED	0	08/07/2015
B1429732	NEW CONSTR	359,076	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2319/1803	11/18/2019	WD	Q	I	01	374,500
GRANTOR: OURAND WILLIAM C & MA						
GRANTEE: LAROCHELLE ANJELICA						
2050/0806	6/01/2016	WD	Q	I	01	385,000
GRANTOR: NORTH FLORIDA BUILDER						
GRANTEE: OURAND WILLIAM C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 N24 W15 S7 FOP=[YR=2015] W16 S10 E16 N10$ S10 W29 S40 FOP=[YR=2015] S10 E21 FGR=[YR=2015] S4 E12 N2 E10 N22 W22 S20$ N5 W9 N5 W12$ E12 S5 E9 N15 E39 N23$ PTR=E20 FUS=[YR=2015] E16 S30 W16 N5 E4 N12 W4 N13$ W20$.

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	0855	CONC PAVER	0	100	0	0	718.00	SF	10.00	10.00	100	2015	2015	3	95	6,821	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
3	0479	VF PICKET	0	100	0	0	160.00	LF	10.00	10.00	100	2015	2015	3	87	1,392	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 10,394

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	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							

REVIEW DATE 01/04/2019 BY KW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/30/2025 BY SYS