LOT 85
LIGHTHOUSE POINTE #2 PB 7/145

BIENER MARK TYLER & PAULA CLARK
28132 GRANDVIEW MNR
YULEE, FL 32097

2025

41-3N-28-1250-0085-0000

BUILDING CHARACTERISTICS

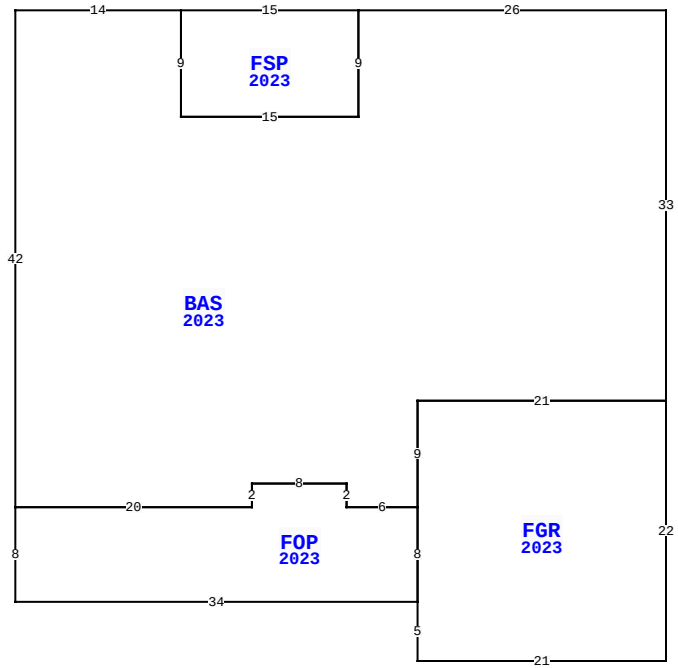
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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	1,970	100	2023	1,970	397,605
FGR	462	55	2023	254	51,265
FOP	288	30	2023	86	17,357
FSP	135	40	2023	54	10,899
TOTALS	2,855			2,364	477,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,364	127.7430	201.83	477,126	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 1970 HX Base Yr 2024



28132 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		477,126
TOTAL MARKET OB/XF VALUE		17,885
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		605,011
SOH/AGL Deduction		107,842
ASSESSED VALUE		497,169
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		446,447
TOTAL JUST VALUE		605,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230006172			05/12/2023
22001969	NEW CONSTR	335,239	02/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/0209	3/30/2020	WD	Q	V	02	85,000
GRANTOR: TREVETT HARRY						
GRANTEE: BIENER MARK TYLER &						
2351/0178	3/20/2020	WD	U	V	37	60,000
GRANTOR: DJOKOTO EMMANUEL						
GRANTEE: TREVETT HARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,0] W26 S9 W15 N9 W14 S42 E20 N2 E8 S2 E6 N9 E21 N33 $
FSP=[YR=2023;ORIG=49,0] E15 S9 W15 N9 $
FGR=[YR=2023;ORIG=69,33] E21 S22 W21 N5 N8 N9 $
FOP=[YR=2023;ORIG=35,42] E20 N2 E8 S2 E6 S8 W34 N8 $
.

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	1,159.00	SF	10.00	10.00	100	2023	2023		100	11,590	
2	0855	CONC PAVER	0	100	0	0	200.00	SF	10.00	10.00	100	2023	2023		100	2,000	
3	0462	ST/AL FNC	0	100	0	0	408.00	SF	10.00	10.00	100	2023	2023		98	3,998	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 17,885

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 07/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/30/2025 BY SYS