LOT 89
IN OR 2142/1025
LIGHTHOUSE POINTE #2 PB 7/145

PECK HENRY L II & DEANNA L
28300 GRANDVIEW MANOR
YULEE, FL 32097

2025

41-3N-28-1250-0089-0000

BUILDING CHARACTERISTICS

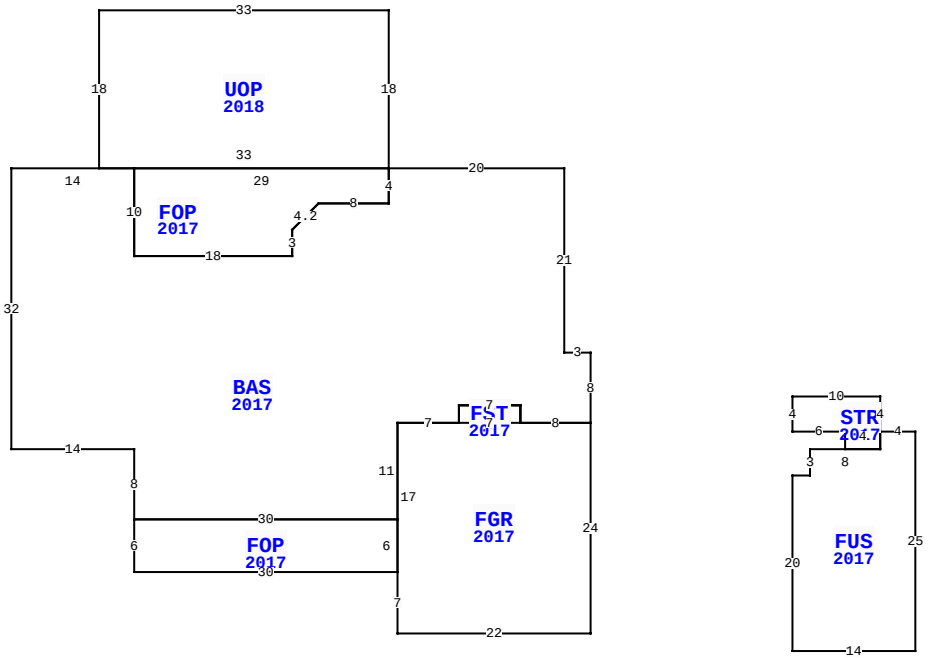
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,981	100	2017	1,981	365,733
FGR	542	55	2017	298	55,016
FOP	180	30	2017	54	9,970
FOP	229	30	2017	69	12,739
FST	14	55	2017	8	1,477
FUS	324	100	2017	324	59,817
STR	48	10	2017	5	923
UOP	594	20	2018	119	21,970
TOTALS	3,912			2,858	527,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,858	120.4610	190.33	543,963	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2018 Heated Area: 2305 HX Base Yr 2018



28300 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	527,644
TOTAL MARKET OB/XF VALUE	16,642
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	654,286
SOH/AGL Deduction	284,506
ASSESSED VALUE	369,780
TOTAL EXEMPTION VALUE	HX HB VX 55,722
BASE TAXABLE VALUE	314,058
TOTAL JUST VALUE	654,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	620,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1733658	CO ISSUED	0	08/22/2017
B1733658	NEW CONSTR	293,875	01/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/1025	8/23/2017	WD	Q	I	01	376,900
GRANTOR: TREVETT BUILDING SYST						
GRANTEE: PECK HENRY L II & D						
2069/0940	9/01/2016	WD	U	V	30	60,000
GRANTOR: TREVETT BRETT M						
GRANTEE: TREVETT BUILDING SY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W20 UOP=[YR=2018] N18 W33 S18 E33$
FOP=[YR=2017] W29 S10 E18 N3 U3 R3 E8 N4$ S4 W8 D3 L3 S3 W18 N10 W14 S32 E14 S8 FOP=[YR=2017] S6 E30 FGR=[YR=2017] S7E22 N24 W8 FST=[YR=2017] W7 N2 E7 S2$ N2 W7 S2 W7 S17$ N6 W30$ E30 N11 E7 N2 E7 S2 E8 N8 W3 N21$ PTR= E40 S30 FUS=[YR=2017] W4 STR=[YR=2017] N4 W10 S4 E6 S2 E4 N2 $ S2 W8 S3 W2 S20 E14 N25$ N30 W40$.

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	26	4	104.00	SF	10.00	10.00	100	2017	2017	3	96	998	
2	0855	CONC PAVER	0	100	26	23	598.00	SF	10.00	10.00	100	2017	2017	3	96	5,741	
3	0855	CONC PAVER	0	100	95	3	285.00	SF	10.00	10.00	100	2018	2018	3	97	2,765	
4	0855	CONC PAVER	0	100	0	0	148.00	SF	10.00	10.00	100	2018	2018	3	97	1,436	
5	1134	LANDSCP BL	0	100	22	1	22.00	SF	3.00	3.00	100	2018	2018	3	99	65	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	6,250.00	6,250.00	100	2018	2018	3	78	4,875	
7	1076	TRELLIS A	0	100	11	11	121.00	SF	7.50	7.50	100	2018	2018	3	84	762	

LAND DESCRIPTION

TOTAL OB/XF 16,642

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 02/22/2024 BY DJA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/30/2025 BY SYS