LOT 92
LIGHTHOUSE POINTE #2 PB 7/145

BIGGE CHRISTOPHER F L/E/HOPKINS JOYCE L/E
28424 GRANDVIEW MANOR
YULEE, FL 32097

2025

41-3N-28-1250-0092-0000

BUILDING CHARACTERISTICS

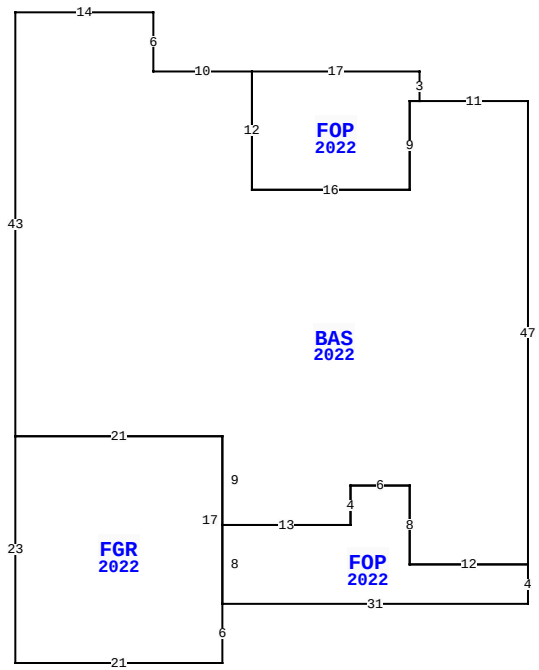
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,083	100	2022	2,083	395,263
FGR	483	55	2022	266	50,475
FOP	195	30	2022	58	11,006
FOP	224	30	2022	67	12,714
TOTALS	2,985			2,474	469,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,474	120.7008	190.71	471,817	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2083 HX Base Yr 2023



28424 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		469,458
TOTAL MARKET OB/XF VALUE		6,811
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		586,269
SOH/AGL Deduction		15,382
ASSESSED VALUE		570,887
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		520,165
TOTAL JUST VALUE		586,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111563	NEW CONSTR	305,765	08/31/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2747/1668	10/30/2024	LE	U	I	11	100
GRANTOR: BIGGE CHRISTOPHER F						
GRANTEE: CASSIDY BRAYDEN						
2588/0502	8/24/2022	WD	Q	I	02	630,000
GRANTOR: JOHN MERRILL HOMES LL						
GRANTEE: BIGGE CHRISTOPHER F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W11 FOP=[YR=2022] N3 W17 S12 E16 N9 E1$ W1 S9 W16 N12 W10 N6 W14 S43 FGR=[YR=2022] S23 E21 N6 FOP=[YR=2022] E31 N4 W12 N8 W6 S4 W13 S8$ N17 W21$ E21 S9 E13 N4 E6 S8 E12 N47$.

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	688.00	SF	10.00	10.00	100	2022	2022	3	99	6,811	

LAND DESCRIPTION

TOTAL OB/XF 6,811

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 05/11/2022 BY TW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/30/2025 BY SYS