LOT 98
LIGHTHOUSE POINTE #2 PB 7/145

CALAUTTI CYNTHIA J
28257 GRANDVIEW MANOR
YULEE, FL 32097

2025

41-3N-28-1250-0098-0000

BUILDING CHARACTERISTICS

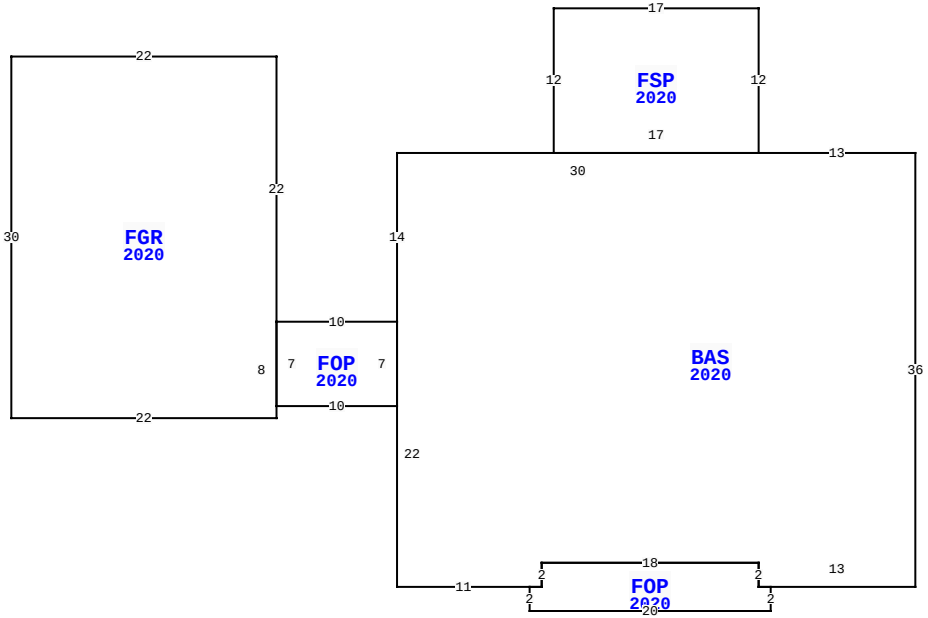
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,512	100	2020	1,512	291,713
FGR	660	55	2020	363	70,034
FOP	70	30	2020	21	4,051
FOP	76	30	2020	23	4,437
FSP	204	40	2020	82	15,820
TOTALS	2,522			2,001	386,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,001	123.9700	195.87	391,936	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 1512 HX Base Yr 2021



28257 GRANDVIEW MNR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		386,057
TOTAL MARKET OB/XF VALUE		16,567
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		512,624
SOH/AGL Deduction		178,880
ASSESSED VALUE		333,744
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		278,022
TOTAL JUST VALUE		512,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903215	CO ISSUED	0	03/18/2020
B1903215	NEW CONSTR	222,507	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2250/1216	1/18/2019	WD	Q	V	02	92,500
GRANTOR: TREVETT HARRY R						
GRANTEE: CALAUTTI CYNTHIA J						
2192/1385	4/25/2018	WD	U	V	37	80,000
GRANTOR: FRENES TOMAS ET AL						
GRANTEE: TREVETT HARRY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FSP=[YR=2020] N12 W17 S12 E17$ W30 S14 FOP=[YR=2020] W10 FGR=[YR=2020] N22 W22 S30 E22 N8$ S7 E10 N7$ S22 E11 FOP=[YR=2020] S2 E20 N2 W1 N2 W18 S2 W1$ E1 N2 E18 S2 E13 N36$.

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	29	6	174.00	SF	10.00	10.00	100	2020	2020	3	98	1,705	
2	0855	CONC PAVER	0	100	44	22	968.00	SF	10.00	10.00	100	2020	2020	3	98	9,486	
3	0855	CONC PAVER	0	100	0	0	195.00	SF	10.00	10.00	100	2020	2020	3	98	1,911	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 16,567

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 10/21/2020 BY KW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/30/2025 BY SYS