LOT 103
LIGHTHOUSE POINTE #2 PB 7/145

CALLOW JOSEPH F & LINDSAY M
29283 GRANDVIEW MANOR
YULEE, FL 32097

2025

41-3N-28-1250-0103-0000

BUILDING CHARACTERISTICS

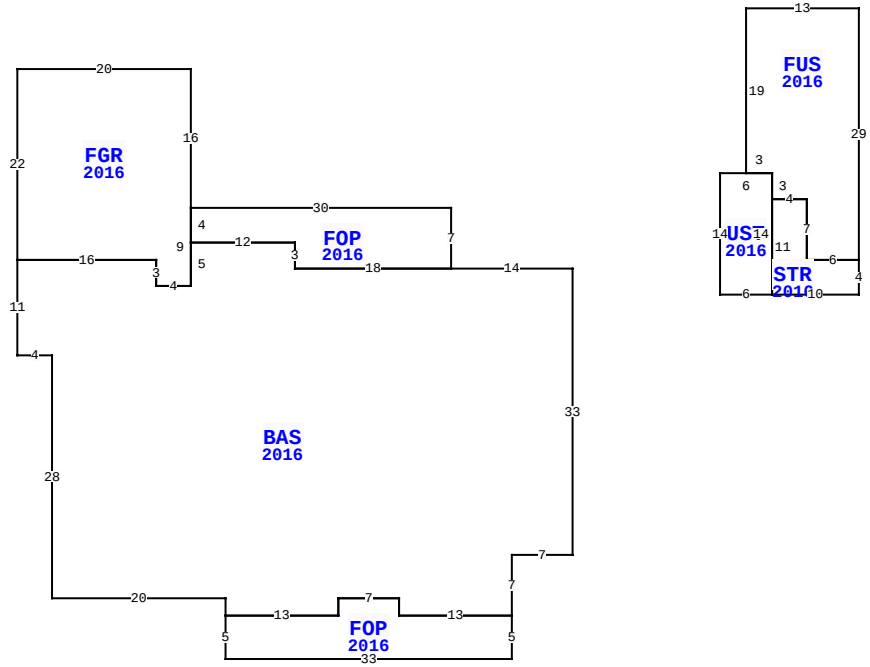
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2,381	100	2016	2,381	428,730
FGR	452	55	2016	249	44,835
FOP	174	30	2016	52	9,363
FOP	179	30	2016	54	9,724
FUS	319	100	2016	319	57,440
STR	68	10	2016	7	1,261
UST	84	45	2016	38	6,843
TOTALS	3,657			3,100	558,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,100	116.8860	184.68	572,508	2016	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2022 Heated Area: 2700 HX Base Yr 2022



29283 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		558,195
TOTAL MARKET OB/XF VALUE		82,799
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		750,994
SOH/AGL Deduction		150,299
ASSESSED VALUE		600,695
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		549,973
TOTAL JUST VALUE		750,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		717,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2302115	ADDITION	23,309	02/16/2023
21015413	SWIM POOL	55,000	11/08/2021
B1632470	CO ISSUED	0	12/16/2016
C1632470	CO ISSUED	0	12/16/2016
B1632470	NEW CONSTR	355,686	06/08/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/0364	6/28/2021	WD	Q	I	02	535,000
GRANTOR: EDGINGTON MATTHEW & J						
GRANTEE: CALLOW JOSEPH F & L						
2089/1877	12/14/2016	SW	Q	I	01	380,000
GRANTOR: TREVETT BUILDING SYST						
GRANTEE: EDGINGTON MATTHEW &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FOP=[YR=2016] N7 W30 FGR=[YR=2016] N16 W20 S22 E16 S3 E4 N9$ S4 E12 S3 E18$ W18 N3 W12 S5 W4 N3 W16 S11 E4 S28 E20 S2 FOP=[YR=2016] S5 E33 N5 W13 N2 W7 S2 W13$ E13 N2 E7 S2 E13 N7 E7 N33$ PTR= E20 N30 FUS=[YR=2016] E13 S29STR=[YR=2016] S4 W10 UST=[YR=2016] W6 N14 E6 S14$ N11 E4 S7 E6$ W6 N7 W4 N3 W3 N19$ S30 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
2	0855	CONC PAVER	0	100	18	4	72.00	SF	10.00	10.00	100	2016	2016	3	95	684	
3	0855	CONC PAVER	0	100	0	0	810.00	SF	10.00	10.00	100	2021	2021	3	99	8,019	
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2022	2022	3	95	36,338	
5	0855	CONC PAVER	0	100	0	0	752.00	SF	10.00	10.00	100	2022	2022	3	99	7,445	
6	0911	SCRN RM A	0	100	0	0	1,202.00	SF	17.50	17.50	100	2022	2022	3	93	19,563	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	93	4,650	
8	0479	VF PICKET	0	100	0	0	216.00	LF	10.00	10.00	100	2022	2022	3	98	2,117	
9	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 82,799

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