LOT 111
LIGHTHOUSE POINTE #2 PB 7/145

DUTCHAK-PARMENTER DENISE &/PARMENTER JAMES H
29103 GRANDVIEW MNR
YULEE, FL 32097

2025

41-3N-28-1250-0111-0000

BUILDING CHARACTERISTICS

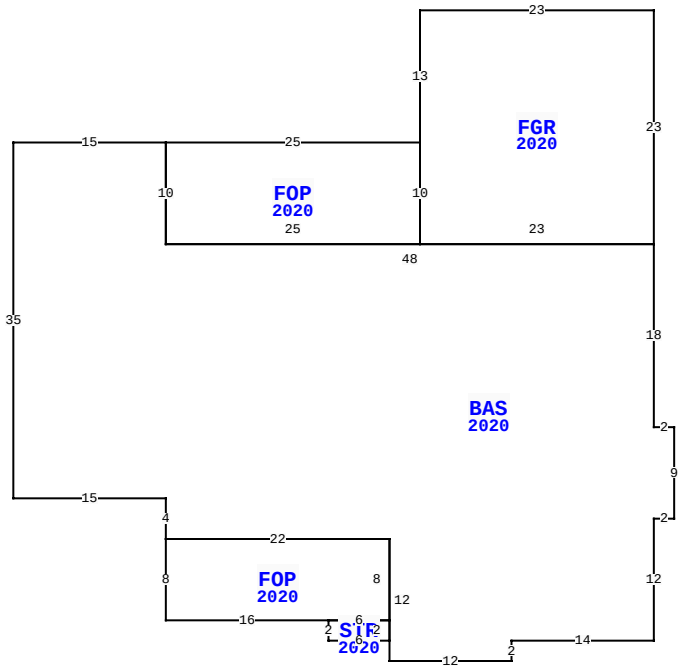
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,219	100	2020	2,219	417,931
FGR	529	55	2020	291	54,807
FOP	176	30	2020	53	9,982
FOP	250	30	2020	75	14,126
STR	12	10	2020	1	188
TOTALS	3,186			2,639	497,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,639	121.0176	191.21	504,603	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2023 Heated Area: 2219 HX Base Yr 2023



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

29103 GRANDVIEW MNR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	497,034
TOTAL MARKET OB/XF VALUE	4,869
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	611,903
SOH/AGL Deduction	257,544
ASSESSED VALUE	354,359
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	303,637
TOTAL JUST VALUE	611,903
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	579,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203702	CO ISSUED	0	05/01/2020
B1903302	NEW CONSTR	308,582	04/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/0833	10/28/2022	WD	Q	I	01	725,000
GRANTOR: GRAETER PAUL C & ERYN						
GRANTEE: DUTCHAK-PARMENTER D						
2381/1156	7/30/2020	WD	Q	I	02	445,000
GRANTOR: JOHNSON HOMEBUILDERS						
GRANTEE: GRAETER PAUL C & ER						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W23 S13 FOP=[YR=2020] W25 BAS=[YR=2020] W15 S35 E15 S4 FOP=[YR=2020] S8 E16 STR=[YR=2020] S2 E6 N2 W6$ E6 N8 W22$ E22 S12 E12 N2 E14 N12 E2 N9 W2 N18 W48 N10$ S10 E25 N10$ S10 E23 N23$.

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	0810	CONCRETE A	0	100	0	0	566.00	SF	6.50	6.50	100	2020	2020	3	98	3,605	
2	0855	CONC PAVER	0	100	0	0	129.00	SF	10.00	10.00	100	2020	2020	3	98	1,264	

LAND DESCRIPTION

TOTAL OB/XF 4,869

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 03/09/2021 BY NW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/30/2025 BY SYS