LOT 128
LIGHTHOUSE POINTE #2 PB 7/145

SHANNON ERIC T
28220 VIEUX CARRE
YULEE, FL 32097

2025

41-3N-28-1250-0128-0000

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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 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

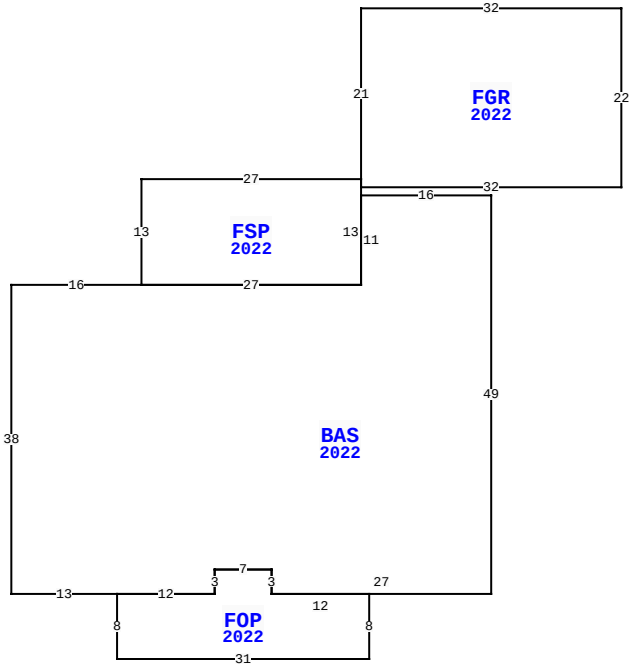
NEIGHBORHOOD/LOC 4034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,397	100	2022	2,397	444,663
FGR	704	55	2022	387	71,791
FOP	269	30	2022	81	15,026
FSP	351	40	2022	140	25,971
TOTALS	3,721			3,005	557,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,005	117.9992	186.44	560,252	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2397 HX Base Yr 2023



28220 VIEUX CARRE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	1,183.00	SF	10.00	10.00	100	2022	2022	3	99	11,712	
3	0855	CONC PAVER	0	100	0	0	64.00	SF	10.00	10.00	100	2022	2022	3	99	634	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	93	4,650	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		557,451
TOTAL MARKET OB/XF VALUE		18,976
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		676,427
SOH/AGL Deduction		53,025
ASSESSED VALUE		623,402
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		572,680
TOTAL JUST VALUE		676,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018193	CO ISSUED	0	12/12/2022
22001954	NEW CONSTR	420,270	02/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/0809	6/30/2021	WD	Q	V	01	130,000
GRANTOR: BARRY FAMILY TRUST						
GRANTEE: SHANNON ERIC T						
2260/0640	2/21/2019	WD	U	V	11	100
GRANTOR: BARRY KEVIN & SHERYL						
GRANTEE: BARRY FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W32 S21 FSP=[YR=2022] W27 S13 BAS=[YR=2022] W16 S38 E13 FOP=[YR=2022] S8 E31 N8 W12 N3 W7 S3 W12$ E12 N3 E7 S3 E27 N49 W16 S11 W27$ E27 N13$ S1 E32 N22$.

LAND DESCRIPTION

TOTAL OB/XF 18,976

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS