LOT 129
LIGHTHOUSE POINTE #2 PB 7/145

JERNIGAN FAMILY TRUST/JERNIGAN DENNIS L TRUSTEE
28254 VIEUX CARRE
YULEE, FL 32097

2025

41-3N-28-1250-0129-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

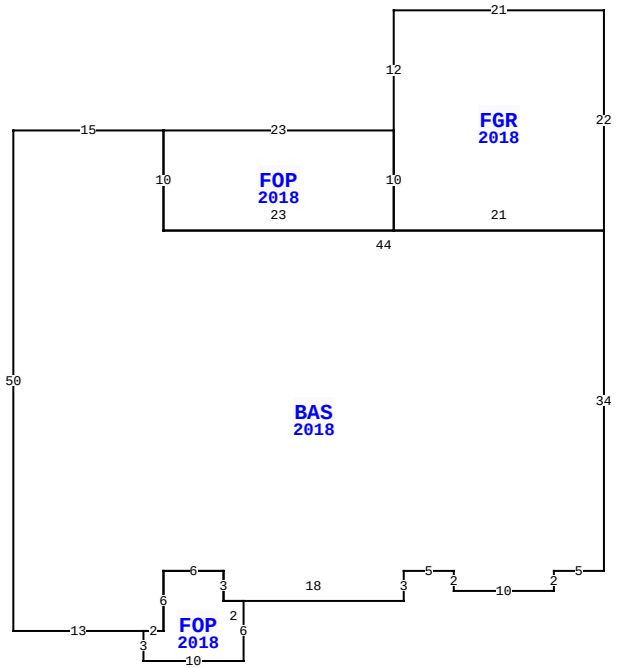
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,320	100	2018	2,320	444,596
FGR	462	55	2018	254	48,676
FOP	72	30	2018	22	4,216
FOP	230	30	2018	69	13,223
TOTALS	3,084			2,665	510,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,665	124.3968	196.55	523,806	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 2320 HX Base Yr 2019



28254 VIEUX CARRE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		510,711
TOTAL MARKET OB/XF VALUE		8,551
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		619,262
SOH/AGL Deduction		259,783
ASSESSED VALUE		359,479
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		308,757
TOTAL JUST VALUE		619,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1709538	CO ISSUED	0	05/15/2018
B1709538	NEW CONSTR	297,874	10/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2680/272	11/17/2023	WD	U	I	11	100
GRANTOR: JERNIGAN DENNIS L & G						
GRANTEE: JERNIGAN FAMILY TRU						
2246/1891	12/27/2018	SW	Q	I	02	399,900
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: JERNIGAN DENNIS L &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W21 S12 FOP=[YR=2018] W23 BAS=[YR=2018] W15 S50 E13 FOP=[YR=2018] S3 E10 N6 W2 N3 W6 S6 W2$ E2 N6 E6 S3 E18 N3 E5 S2 E10 N2 E5 N34 W44 N10$ S10 E23 N10$ S10 E21 N22$.

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	15	4	60.00	SF	10.00	10.00	100	2018	2018	3	97	582	
2	0810	CONCRETE A	0	100	16	16	256.00	SF	6.50	6.50	100	2018	2018	3	97	1,614	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
4	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50	6.50	100	2024	2020		100	2,925	

LAND DESCRIPTION

TOTAL OB/XF 8,551

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 02/22/2024 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS