LOT 140
LIGHTHOUSE POINTE #2 PB 7/145

RIVERWOOD TRUST/MCLEAN CORD JENNINGS TRUSTEE
PO BOX 198
FERNANDINA BEACH, FL 32035

2025

41-3N-28-1250-0140-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

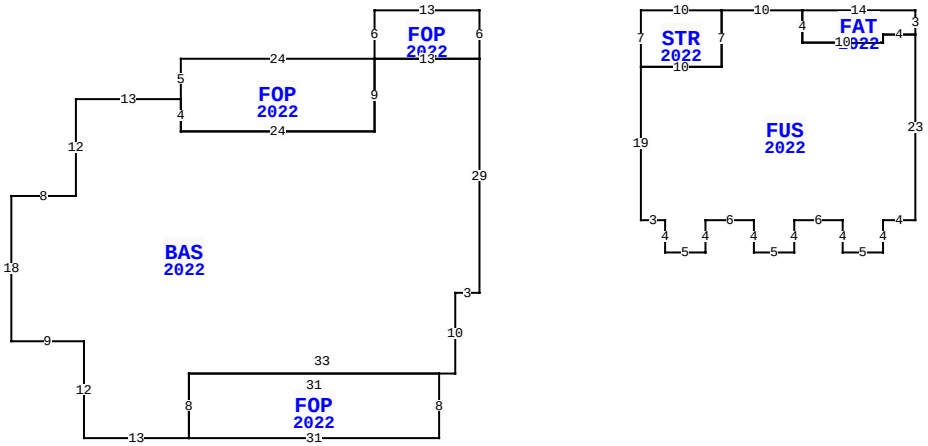
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100	2022	1,883	377,415
FAT	52	20	2022	10	2,004
FOP	78	30	2022	23	4,610
FOP	216	30	2022	65	13,029
FOP	248	30	2022	74	14,832
FUS	822	100	2022	822	164,756
STR	70	10	2022	7	1,403
TOTALS	3,369			2,884	578,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,884	127.4922	201.44	580,953	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2715 HX Base Yr 2023



28634 VIEUX CARRE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 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		578,048
TOTAL MARKET OB/XF VALUE		54,383
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		732,431
SOH/AGL Deduction		4,973
ASSESSED VALUE		727,458
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		676,736
TOTAL JUST VALUE		732,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		706,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105713	SWIM POOL	42,368	05/05/2021
22003178	CO ISSUED	0	02/28/2021
B2011415	NEW CONSTR	456,161	11/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/1415	11/15/2022	WD	U	I	11	100
GRANTOR: MCLEAN ASHLEY L & COR						
GRANTEE: RIVERWOOD TRUST						
2357/0154	4/22/2020	WD	Q	V	01	135,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: MCLEAN ASHLEY L & C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W13 S6 FOP=[YR=2022] W24 S5 BAS=[YR=2022] W13 S12 W8 S18 E9 S12 E13 FOP=[YR=2022] E31 N8 W31 S8$ N8 E33 N10 E3 N29 W13 S9 W24 N4$ S4 E24 N9$ E13 N6$ PTR=E20 STR=[YR=2022] E10 FUS=[YR=2022] E10 FAT=[YR=2022] E14 S3 W4 S1 W10 N4$ S4 E10 N1 E4 S23 W4 S4 W5 N4 W6 S4 W5 N4 W6 S4 W5 N4 W3 N19 E10 N7$ S7 W10 N7$ 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	2022	2022	3	99	3,465	
2	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2022	2022	3	95	29,070	
3	0857	SANDSTONE/	0	100	0	0	850.00	SF	16.00	16.00	100	2022	2022	3	100	13,600	
4	1126	CB/STC 8"	0	100	96	4	384.00	SF	8.00	8.00	100	2022	2022	3	99	3,041	
5	0855	CONC PAVER	0	100	0	0	526.00	SF	10.00	10.00	100	2022	2022	3	99	5,207	

LAND DESCRIPTION

TOTAL OB/XF 54,383

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 05/11/2022 BY TW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS