

LOT 10
ESMT PT OR 1258/1049
LIGHTHOUSE POINTE PB 6/157

CHANDLER PHILLIP/JONES LORI DIANNE
28700 GRANDVIEW MANOR
YULEE, FL 32097

2026

41-3N-28-1250-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4034.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2024	2,180	520,064
FGR	1,090	55	2024	600	143,137
FOP	292	30	2024	88	20,994
FOP	374	30	2024	112	26,719
FUS	841	100	2024	841	200,630
STP	20	10	2024	2	478
STR	84	10	2024	8	1,908
UAT	180	10	2024	18	4,294

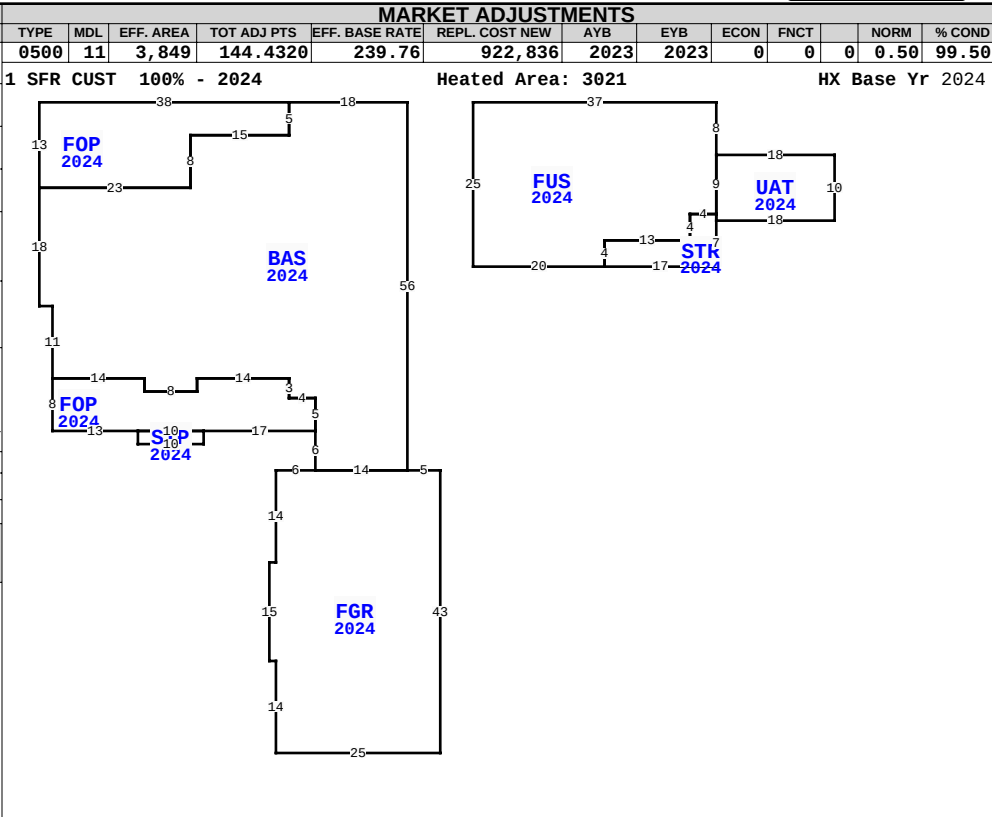
TOTALS	5,061			3,849	918,222
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EXTRA FEATURES

L N	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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		99	4,950	
3	0860	POOL/SPA	0	100	20	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	
4	1241	WD DECK G	0	100	0	0	484.00	UT	11.50	11.50	100	2026	2025		100	5,566	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

28700 GRANDVIEW MNR, YULEE

TOTAL OB/XF															60,516									
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		918,222
TOTAL MARKET OB/XF VALUE		60,516
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		1,228,738
SOH/AGL Deduction		273,580
ASSESSED VALUE		955,158
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		903,747
TOTAL JUST VALUE		1,228,738
NCON VALUE		55,566
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,150,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250007439	POOL RESI	90,000	07/08/2025
22015374	NEW CONSTR	600,379	10/13/2022
220009271			

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2642/872	5/19/2023	QC U	V 11
GRANTOR: CHANDLER PHILLIP			
GRANTEE: CHANDLER PHILLIP ET			
2536/0329	2/01/2022	WD Q	V 01
GRANTOR: GOULD DONALD C & WEND			
GRANTEE: CHANDLER PHILLIP			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2024;ORIG=70,10] W18 S5 W15 S8 W23 S18 E2 S11 E14 S2 E8 N2 E14 S3 E4 S5 S6 E14 N56 \$			
FOP=[YR=2024;ORIG=14,10] E38 S5 W15 S8 W23 N13 \$			
FOP=[YR=2024;ORIG=56,55] W4 N3 W14 S2 W8 N2 W14 S8 E13 E10 E17 N5 \$			
STP=[YR=2024;ORIG=29,60] E10 S2 W10 N2 \$			
FGR=[YR=2024;ORIG=56,66] E14 E5 S43 W25 N14 W1 N15 E1 N14 E6 \$			
FUS=[YR=2024;ORIG=80,10] E37 S8 S9 W4 S4 W13 S4 W20 N25 \$			
UAT=[YR=2024;ORIG=117,18] E18 S10 W18 N1 N9 \$			
STR=[YR=2024;ORIG=113,27] E4 S1 S7 W17 N4 E13 N4 \$			
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