



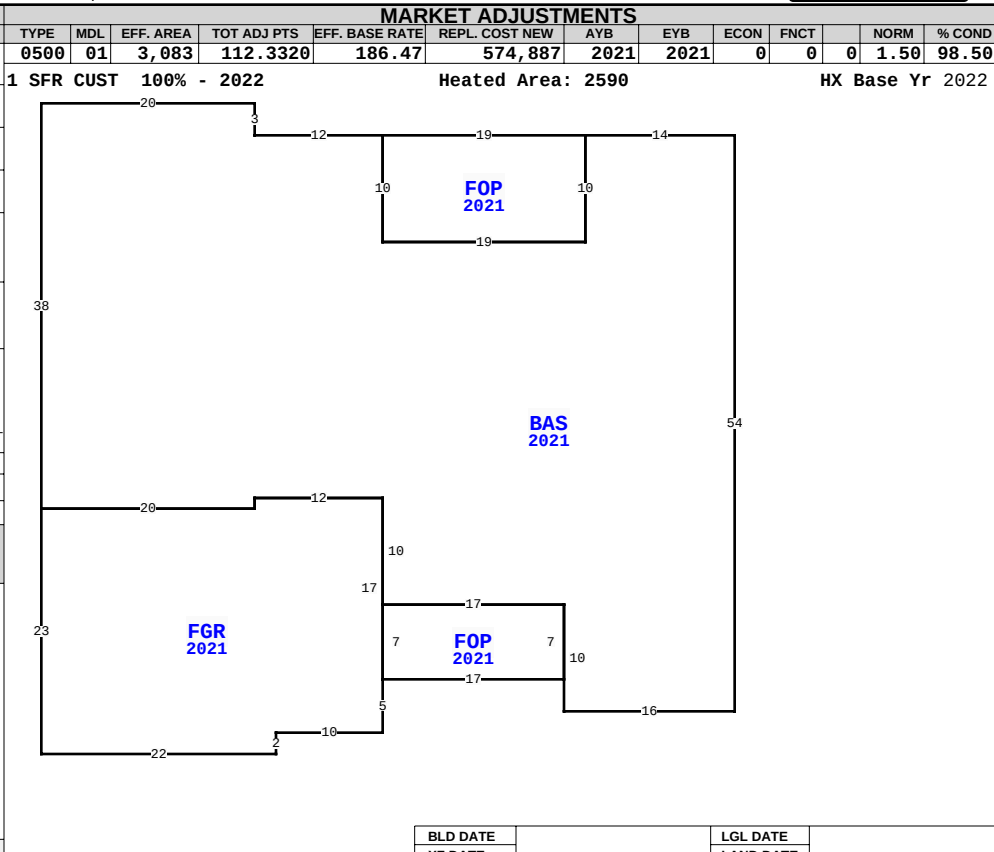
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4034.00			

TOTALS	3,627			3,083	566,264
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0	100	24	0		1.00	UT 50,000.00
4	0911	SCRN RM A	0	100	0	0		795.00	SF 18.00



29184 GRANDVIEW MNR, YULEE

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					566,264				
TOTAL MARKET OB/XF VALUE					62,307				
TOTAL LAND VALUE - MARKET					110,000				
TOTAL MARKET VALUE					738,571				
SOH/AGL Deduction					187,736				
ASSESSED VALUE					550,835				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					499,424				
TOTAL JUST VALUE					738,571				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					699,232				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2007229	CO ISSUED	0	07/26/2021
B2108446	POOL SCR ENCL	9,000	06/28/2021
B2102560	SWIM POOL	35,320	03/03/2021
B2007229	NEW CONSTR	363,034	09/01/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2326/0767	12/13/2019	WD	Q	V	02	110,000			
GRANTOR: LIGHTHOUSE POINTE DEV									
GRANTEE: MINARCINE GARRY L &									
2154/0609	10/27/2017	WD	U	V	30	187,500			
GRANTOR: LIGHTHOUSE POINTE DEV									
GRANTEE: LIGHTHOUSE POINTE D									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W14 FOP=[YR=2021] W19 S10 E19 N10\$ S10 W19 N10 W12 N3 W20 S38 FGR=[YR=2021] S23 E22 N2 E10 N5 FOP=[YR=2021] E17 N7 W17 S7\$ N17 W12 S1 W20\$ E20 N1 E12 S10 E17 S10 E16 N54\$.									

LAND DESCRIPTION										TOTAL OB/XF														62,307									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																