LOT 73
LIGHTHOUSE POINTE #2 PB 7/145

FOYT JOHN A & ROBIN L
29226 GRANDVIEW MNR
YULEE, FL 32097

2026

41-3N-28-1250-0073-0000

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	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

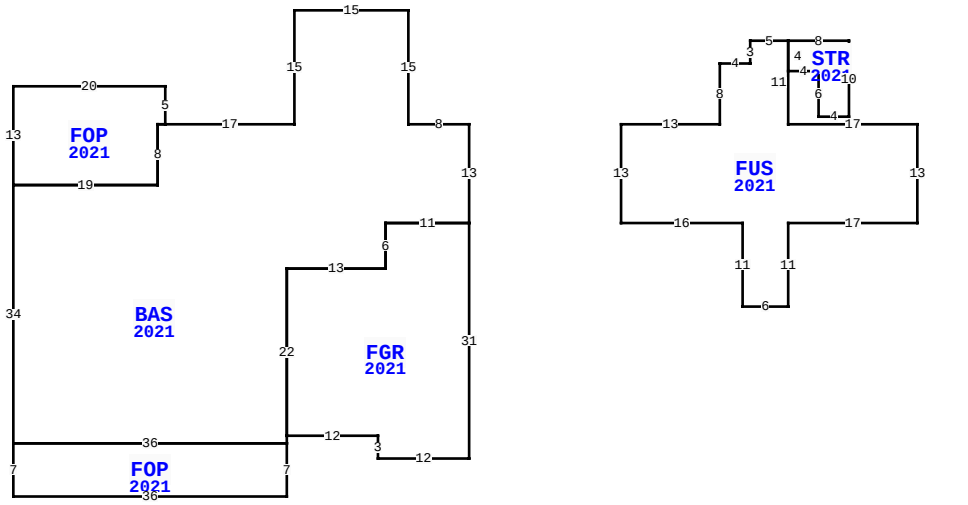
NEIGHBORHOOD/LOC 4034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,975	100	2021	1,975	373,532
FGR	630	55	2021	346	65,438
FOP	252	30	2021	76	14,374
FOP	252	30	2021	76	14,374
FUS	660	100	2021	660	124,826
STR	56	10	2021	6	1,135
TOTALS	3,825			3,139	593,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,139	115.6716	192.01	602,719	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2022 Heated Area: 2635 HX Base Yr 2022



29226 GRANDVIEW MNR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	593,678
TOTAL MARKET OB/XF VALUE	71,177
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	774,855
SOH/AGL Deduction	254,049
ASSESSED VALUE	520,806
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	469,395
TOTAL JUST VALUE	774,855
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	751,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009978	SCRN ENCLOSURE	12,000	08/03/2023
C2010802	CO ISSUED	0	09/17/2021
B2105652	SWIM POOL	42,750	05/04/2021
B2010802	NEW CONSTR	366,756	11/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/0774	10/26/2020	WD	Q	V	01	100,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: FOYT JOHN A & ROBIN						
1938/1054	9/19/2014	SW	U	I	37	2,599,000
GRANTOR: VRE ENGLEWOOD LLC						
GRANTEE: LIGHTHOUSE POINTE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W8 N15 W15 S15 W17 FOP=[YR=2021] N5 W20 S13 E19 N8 E1$ W1 S8 W19 S34 FOP=[YR=2021] S7 E36 N7 W36$ E36 N1 FGR=[YR=2021] E12 S3 E12 N31 W11 S6 W13 S22$ N22 E13 N6 E11 N13$ PTR=E20 FUS=[YR=2021] E13 N8 E4 N3 E5 STR=[YR=2021] E8 S10 W4 N6 W4 N4$ S11 E17 S13 W17 S11 W6 N11 W16 N13$ 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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	
4	0911	SCRN RM A	0	100	0	0	1,368.00	SF	18.00	18.00	100	2021	2021	3	86	21,177	

LAND DESCRIPTION

TOTAL OB/XF 71,177

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	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							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/09/2026 BY SYS