



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

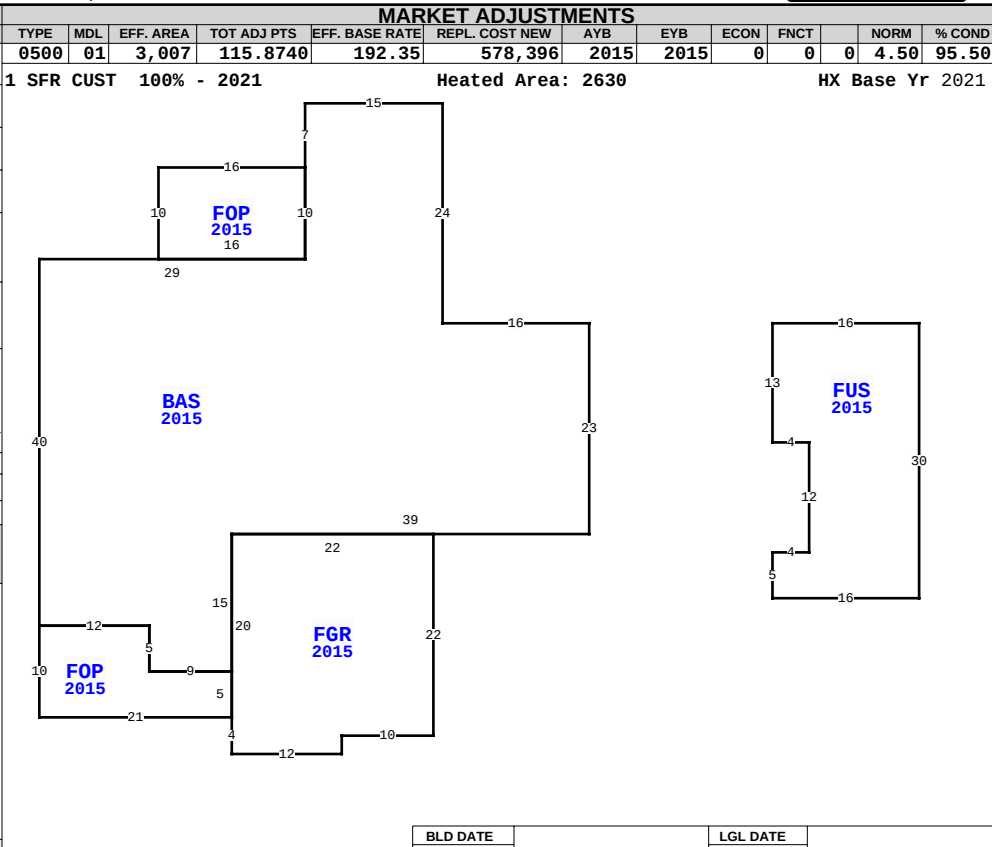
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,198	100	2015	2,198	403,760
FGR	508	55	2015	279	51,251
FOP	160	30	2015	48	8,818
FOP	165	30	2015	50	9,185
FUS	432	100	2015	432	79,356
TOTALS	3,463			3,007	552,368

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE	01/01/2026	BY	KB
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29302 GRANDVIEW MNR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
1,920									

Total Acres: 0.00	Total Land Value: 110,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					552,368				
TOTAL MARKET OB/XF VALUE					1,920				
TOTAL LAND VALUE - MARKET					110,000				
TOTAL MARKET VALUE					664,288				
SOH/AGL Deduction					257,589				
ASSESSED VALUE					406,699				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					355,288				
TOTAL JUST VALUE					664,288				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					648,895				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429732	CO ISSUED	0	08/07/2015
B1429732	NEW CONSTR	359,076	12/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2319/1803	11/18/2019	WD	Q	I	01	374,500	
GRANTOR: OURAND WILLIAM C & MA							
GRANTEE: LAROCHELLE ANJELICA							
2050/0806	6/01/2016	WD	Q	I	01	385,000	
GRANTOR: NORTH FLORIDA BUILDER							
GRANTEE: OURAND WILLIAM C &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W16 N24 W15 S7 FOP=[YR=2015] W16 S10 E16 N10\$ S10 W29 S40 FOP=[YR=2015] S10 E21 FGR=[YR=2015] S4 E12 N2 E10 N22 W22 S20\$ N5 W9 N5 W12\$ E12 S5 E9 N15 E39 N23\$ PTR=E20 FUS=[YR=2015] E16 S30 W16 N5 E4 N12 W4 N13\$ W20\$.									