LOT 80
LIGHTHOUSE POINTE #2 PB 7/145

**DANIELSON WARREN K & LAVONNE L**
29318 GRANDVIEW MANOR
YULEE, FL 32097

**2026**

**41-3N-28-1250-0080-0000**

## BUILDING CHARACTERISTICS

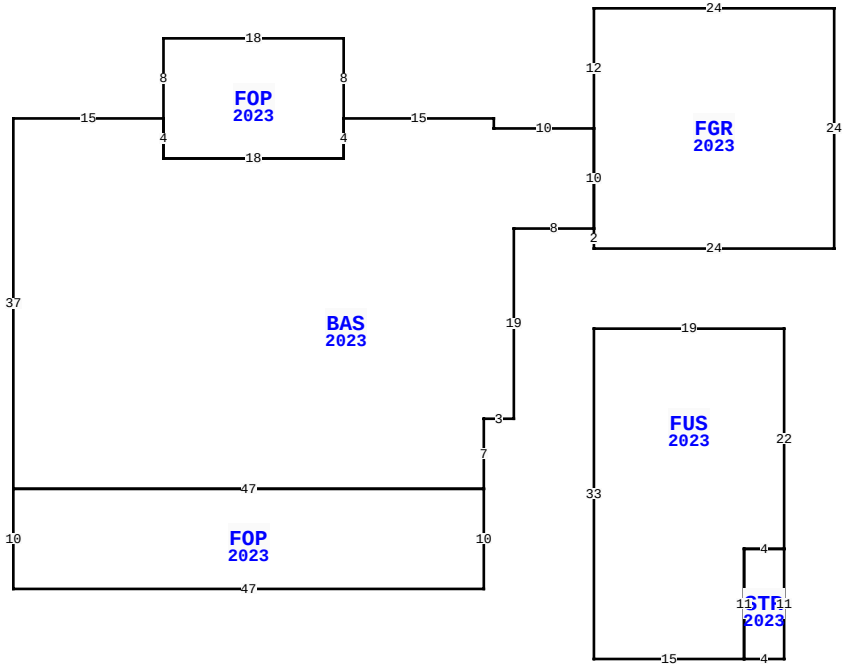
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,835 | 100 | 2023 | 1,835 | 349,116 |
| FGR | 576 | 55 | 2023 | 317 | 60,311 |
| FOP | 216 | 30 | 2023 | 65 | 12,367 |
| FOP | 470 | 30 | 2023 | 141 | 26,826 |
| FUS | 583 | 100 | 2023 | 583 | 110,918 |
| STR | 44 | 10 | 2023 | 4 | 761 |
| TOTALS | 3,724 | | | 2,945 | 560,297 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,945 | 115.1876 | 191.21 | 563,113 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SFR CUST 100% - 2025 Heated Area: 2418 HX Base Yr 2025




29318 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 | 560,297 |
| TOTAL MARKET OB/XF VALUE | 3,465 |
| TOTAL LAND VALUE - MARKET | 110,000 |
| TOTAL MARKET VALUE | 673,762 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 673,762 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 622,351 |
| TOTAL JUST VALUE | 673,762 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 664,834 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO230005633 | | | 05/01/2023 |
| 22002389 | NEW CONSTR | 409,115 | 02/11/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2490/1600 | 8/25/2021 | WD | Q | V | 01 | 115,000 |
| GRANTOR: LIGHTHOUSE POINTE DEV | | | | | | |
| GRANTEE: DANIELSON WARREN K | | | | | | |
| 2390/1238 | 9/08/2020 | WD | Q | V | 01 | 66,500 |
| GRANTOR: RC STERLING GROUP LLC | | | | | | |
| GRANTEE: LIGHTHOUSE POINTE D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] W10 N1 W15 S4 W18 N4 W15 S37 E47 N7 E3 N19 E8 N10 $
FOP=[YR=2023;ORIG=17,1] E18 S8 S4 W18 N4 N8 $
FOP=[YR=2023;ORIG=2,46] E47 S10 W47 N10 $
FGR=[YR=2023;ORIG=60,-2] E24 S24 W24 N2 N10 N12 $
FUS=[YR=2023;ORIG=60,30] E19 S22 W4 S11 W15 N33 $
STR=[YR=2023;ORIG=75,52] E4 S11 W4 N11 $
.

## 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 | 2023 | 2023 | | 99 | 3,465 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,465

| 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