LOT 96
LIGHTHOUSE POINTE #2 PB 7/145

WILLIAMS SUSAN MARGUERITTE SLATER TRUST/WILLIAMS S
28341 GRANDVIEW MNR
YULEE, FL 32097

2026

41-3N-28-1250-0096-0000

BUILDING CHARACTERISTICS

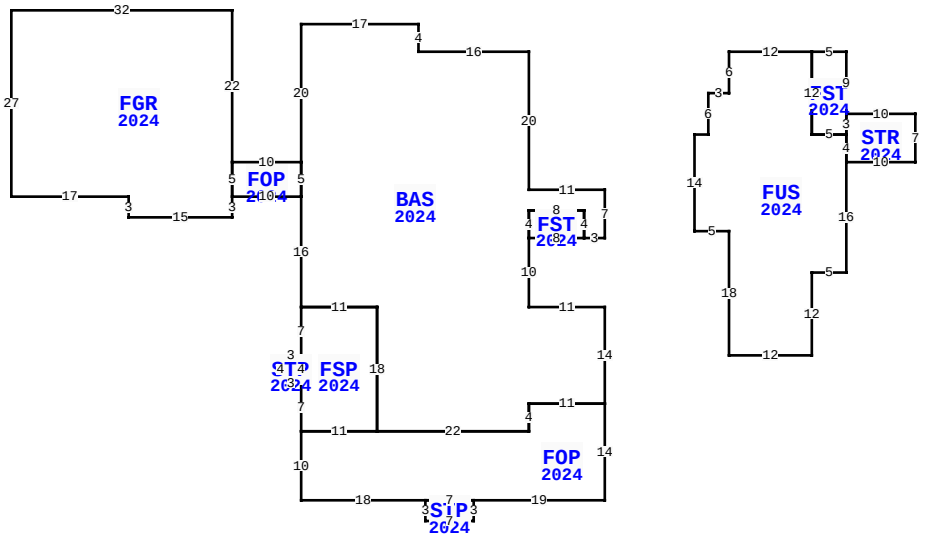
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
NEIGHBORHOOD/LOC	4034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	2024	1,884	349,552
FGR	909	55	2024	500	92,769
FOP	50	30	2024	15	2,783
FOP	484	30	2024	145	26,903
FSP	198	40	2024	79	14,657
FST	32	55	2024	18	3,339
FST	60	55	2024	33	6,123
FUS	716	100	2024	716	132,845
STP	12	10	2024	1	185
STP	21	10	2024	2	371
TOTALS	4,436			3,400	630,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,400	112.3320	186.47	633,998	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2026 Heated Area: 2600 HX Base Yr 2026



** This building has 11 Sub-Areas

28341 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	630,828
TOTAL MARKET OB/XF VALUE	9,900
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	750,728
SOH/AGL Deduction	0
ASSESSED VALUE	750,728
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	699,317
TOTAL JUST VALUE	750,728
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	736,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016827	NEW CONSTR	511,320	11/14/2022
220009320		511,320	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/1333	4/10/2025	WD	Q	I	01	1,000,000
GRANTOR: WHITEHEAD MICHAEL & S						
GRANTEE: WILLIAMS SUSAN MARG						
2571/0360	6/16/2022	WD	Q	V	01	138,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: WHITEHEAD MICHAEL B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=81,10] W16 N4 W17 S20 S5 S16 E11 S18 E22 N4 E11 N14 W11 N10 N4 E8 S4 E3 N7 W11 N20 $
FGR=[YR=2024;ORIG=38,4] W32 S27 E17 S3 E15 N3 N5 N22 $
FUS=[YR=2024;ORIG=110,10] E12 S12 E5 S4 S16 W5 S12 W12 N18 W5 N14 E2 N6 E3 N6 $
FOP=[YR=2024;ORIG=48,65] E11 E22 N4 E11 S14 W19 W7 W18 N10 $
FSP=[YR=2024;ORIG=48,47] E11 S18 W11 N7 N4 N7 $
STR=[YR=2024;ORIG=127,19] E10 S7 W10 N4 N3 $
FST=[YR=2024;ORIG=122,10] E5 S9 S3 W5 N12 $
FOP=[YR=2024;ORIG=38,26] E10 S5 W10 N5 $
FST=[YR=2024;ORIG=81,33] E8 S4 W8 N4 $
STP=[YR=2024;ORIG=66,75] E7 S3 W7 N3 $

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	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		99	9,900	

LAND DESCRIPTION

TOTAL OB/XF 9,900

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