LOT 99
LIGHTHOUSE POINTE #2 PB 7/145

JOHN MERRILL HOMES LLC
12620 BEACH BLVD SUITE 3-320
JACKSONVILLE, FL 32246

2026

41-3N-28-1250-0099-0000

BUILDING CHARACTERISTICS

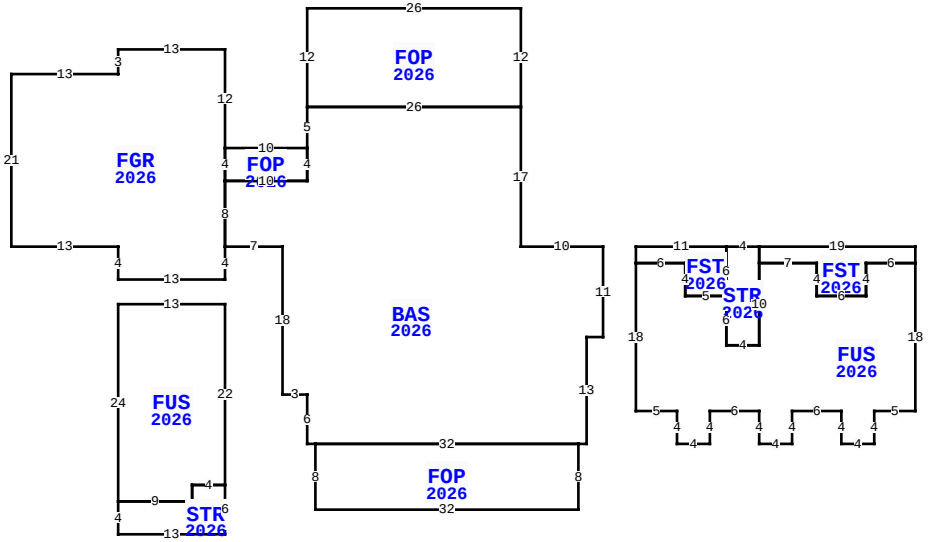
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,414	100	2026	1,414	284,214
FGR	637	55	2026	350	70,350
FOP	40	30	2026	12	2,412
FOP	256	30	2026	77	15,477
FOP	312	30	2026	94	18,894
FST	42	55	2026	23	4,623
FST	62	55	2026	34	6,834
FUS	304	100	2026	304	61,104
FUS	576	100	2026	576	115,776
STR	48	10	2026	5	1,005
TOTALS	3,751			2,895	581,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,895	121.0814	201.00	581,895	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 0% - 2026 Heated Area: 2294 HX Base Yr



** This building has 11 Sub-Areas

28167 GRANDVIEW MNR, YULEE

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

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	0	0	0	1.00	UT	10,000.00	10,000.00	100	2026	2025		100	10,000	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	581,895
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	701,895
SOH/AGL Deduction	0
ASSESSED VALUE	701,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	701,895
TOTAL JUST VALUE	701,895
NCON VALUE	591,895
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25001153			10/16/2025
B250000338	NSFR (T)3655 (H)2	432,685	01/09/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2750/1755	11/15/2024	WD	Q	V	02	135,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: JOHN MERRILL HOMES						
2258/1723	2/27/2019	WD	U	V	11	100
GRANTOR: TREVETT HARRY R & JAN						
GRANTEE: LIGHTHOUSE POINTE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,19] E10 N4 N5 E26 S17 E10 S11 W2 S13 W1 W32 W1 N6 W3 N18 W7 N8 $
FOP=[YR=2026;ORIG=20,10] E26 N12 W26 S12 $
FOP=[YR=2026;ORIG=20,19] W10 N4 E10 S4 $
FOP=[YR=2026;ORIG=21,51] E32 S8 W32 N8 $
FGR=[YR=2026;ORIG=10,31] W13 N4 W13 N21 E13 N3 E13 S12 S4 S8 S4 $
FUS=[YR=2026;ORIG=10,34] W13 S24 E9 N2 E4 N22 $
STR=[YR=2026;ORIG=-3,58] E9 N2 E4 S6 W13 N4 $
FUS=[YR=2026;ORIG=60,47] E5 S4 E4 N4 E6 S4 E4 N4 E6 S4 E4 N4 E5 N18 W6 S4 W6 N4 W7 S10 W4 N6 W5 N4 W6 S18 $
STR=[YR=2026;ORIG=75,39] W4 N6 N6 E4 S2 S10 $

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0		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