LOT 127
LIGHTHOUSE POINTE #2 PB 7/145

GERMAN JEFFREY A & TRACY
28188 VIEUX CARRE
YULEE, FL 32097

2026

41-3N-28-1250-0127-0000

BUILDING CHARACTERISTICS

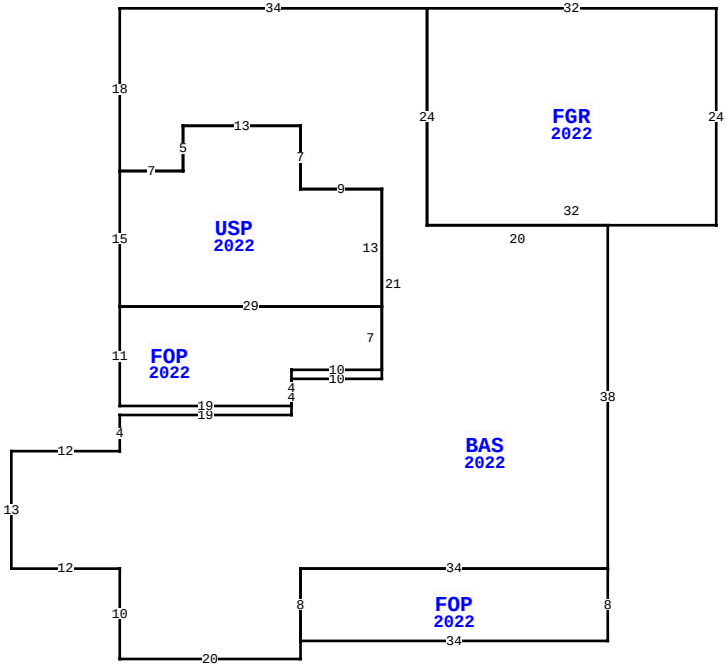
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,434	100	2022	2,434	462,293
FGR	768	55	2022	422	80,151
FOP	272	30	2022	82	15,575
FOP	279	30	2022	84	15,954
USP	482	30	2022	145	27,540
TOTALS	4,235			3,167	601,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,167	115.5704	191.85	607,589	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2024 Heated Area: 2434 HX Base Yr 2024



28188 VIEUX CARRE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	601,513
TOTAL MARKET OB/XF VALUE	1,980
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	713,493
SOH/AGL Deduction	15,466
ASSESSED VALUE	698,027
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	646,616
TOTAL JUST VALUE	713,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	686,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009435	CO ISSUED	0	11/01/2022
21016696	NEW CONSTR	403,482	12/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/0709	5/10/2021	WD	Q	V	02	135,000
GRANTOR: PANNONE EVELYN I & ST						
GRANTEE: GERMAN JEFFREY A &						
1371/0468	12/02/2005	WD	U	V		324,000
GRANTOR: AMELIA ISLAND VENTURE						
GRANTEE: PANNONE EVELYN I &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W32 BAS=[YR=2022] W34 S18 USP=[YR=2022] S15 FOP=[YR=2022] S11 E19 N4 E10 N7 W29$ E29 N13 W9 N7 W13 S5 W7$ E7 N5 E13 S7 E9 S21 W10 S4 W19 S4 W12 S13 E12 S10 E20 N2 FOP=[YR=2022] E34 N8 W34 S8$ N8 E34 N38 W20 N24$ S24 E32 N24$.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

TOTAL OB/XF 1,980

LAND DESCRIPTION

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	000134	C	RES POND	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