LOT 133
LIGHTHOUSE POINTE #2 PB 7/145

SCHEIRER THOMAS W & LYNN P
28354 VIEUX CARRE
YULEE, FL 32097

2026

41-3N-28-1250-0133-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

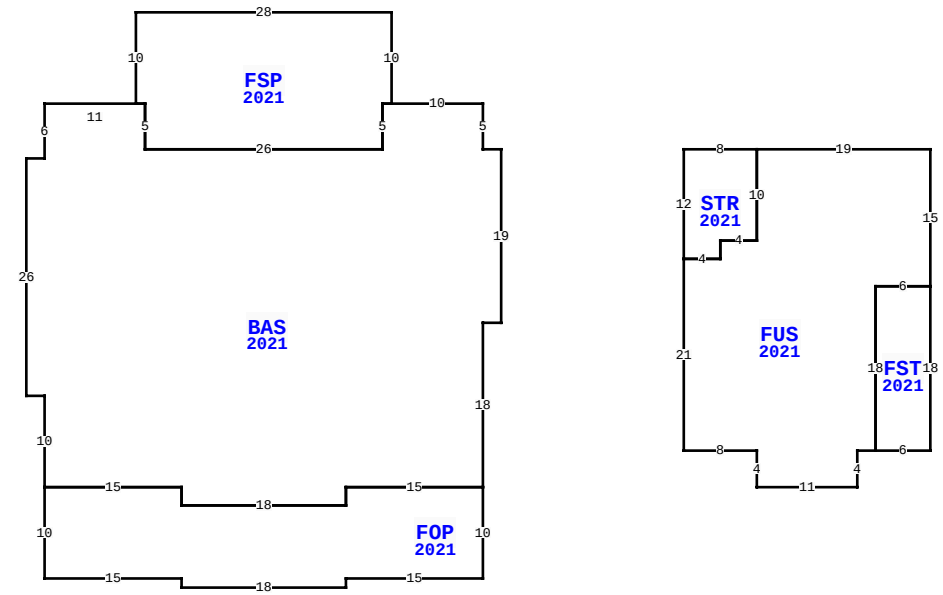
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,012	100	2021	2,012	427,478
FOP	462	30	2021	139	29,532
FSP	410	40	2021	164	34,844
FST	108	55	2021	59	12,535
FUS	739	100	2021	739	157,011
STR	88	10	2021	9	1,912
TOTALS	3,819			3,122	663,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,122	129.9408	215.70	673,415	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2023 Heated Area: 2751 HX Base Yr 2023



28354 VIEUX CARRE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		748,879
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		858,879
SOH/AGL Deduction		422,319
ASSESSED VALUE		436,560
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		385,149
TOTAL JUST VALUE		858,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		810,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009845	CO ISSUED	0	04/23/2021
B2009845	NEW CONSTR	361,904	10/16/2020
B2003133	10162020	70,469	10/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/1053	1/14/2022	WD	Q	I	01	961,700
GRANTOR: BLACK TIM & MARY						
GRANTEE: SCHEIRER THOMAS W &						
2479/1125	7/14/2021	WD	Q	I	02	895,000
GRANTOR: JOHN MERRILL HOMES LL						
GRANTEE: BLACK TIM & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W2 N5 W10 FSP=[YR=2021] N10 W28 S10 E1 S5 E26 N5 E1$ W1 S5 W26 N5 W11 S6 W2 S26 E2 S10 FOP=[YR=2021] S10 E15 S1 E18 N1 E15 N10 W15 S2 W18 N2 W15$ E15 S2 E18 N2 E15 N18 E2 N19$ PTR=E20 STR=[YR=2021] E8 FUS=[YR=2021] E19 S15 FST=[YR=2021] S18 W6 N18 E6$ W6 S18 W2 S4 W11 N4 W8 N21 E4 N2 E4 N10$ S10 W4 S2 W4 N12$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

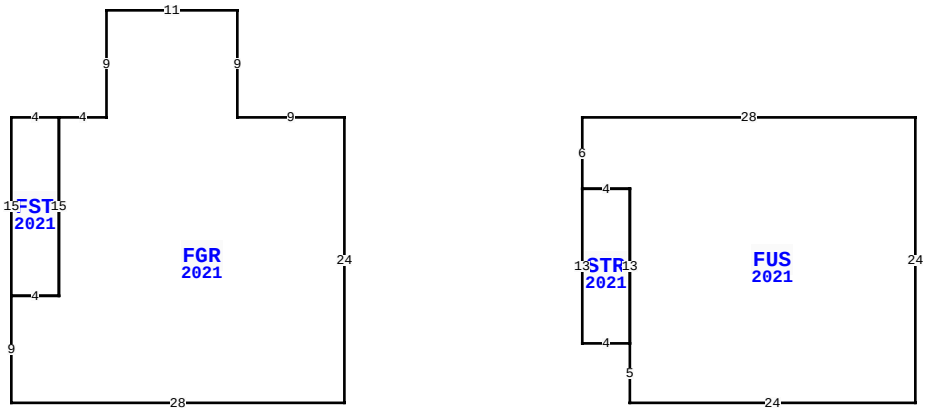
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4034.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	711	55	2021	391	32,513
FST	60	55	2021	33	2,744
FUS	600	100	2021	600	49,892
STR	52	10	2021	5	416
TOTALS	1,423			1,029	85,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,029	150.7572	84.42	86,868	2021	2021	0	0	0	1.50	98.50

2 ACCESORY U 100% - 2023 Heated Area: 600 HX Base Yr 2023



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BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W9 N9 W11 S9 W4 FST=[YR=2021] W4 S15 E4 N15$ S15 W4 S9 E28 N24$ PTR=E20 FUS=[YR=2021] E28 S24 W24 N5 STR=[YR=2021] W4 N13 E4 S13$ N13 W4 N6$ W20$.

EXTRA FEATURES

L N	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

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