LOT 134
LIGHTHOUSE POINTE #2 PB 7/145

TITCOMB BONNI & GORDON ARNOLD
28404 VIEUX CARRE
YULEE, FL 32097

2026

41-3N-28-1250-0134-0000

BUILDING CHARACTERISTICS

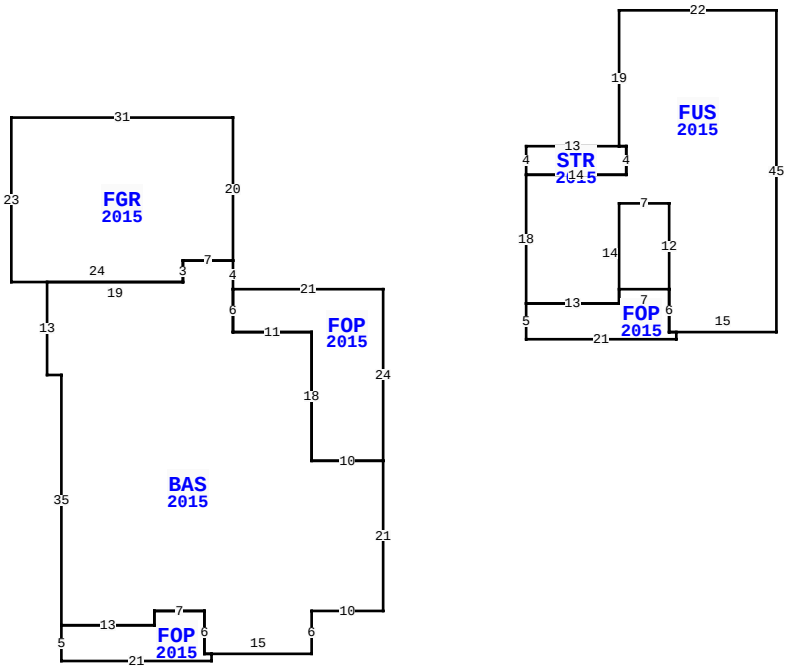
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,906	100	2015	1,906	339,527
FGR	692	55	2015	381	67,870
FOP	115	30	2015	34	6,057
FOP	115	30	2015	34	6,057
FOP	306	30	2015	92	16,389
FUS	1,094	100	2015	1,094	194,881
STR	56	10	2015	6	1,069
TOTALS	4,284			3,547	631,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,547	112.3650	186.53	661,622	2015	2015	0	0	0	4.50	95.50

1 SFR CUST 100% - 2026 Heated Area: 3000 HX Base Yr 2026



28404 VIEUX CARRE, 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		631,849
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		743,769
SOH/AGL Deduction		343,919
ASSESSED VALUE		399,850
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		348,439
TOTAL JUST VALUE		743,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		717,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429733	CO ISSUED	0	08/07/2015
B1429733	NEW CONSTR	379,048	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/890	4/25/2025	WD	Q	I	01	800,000
GRANTOR: BLACK TIMOTHY & MARY						
GRANTEE: TITCOMB BONNI & GOR						
2634/260	4/27/2023	WD	Q	I	01	835,000
GRANTOR: ALEA KENNETH M & JESS						
GRANTEE: BLACK TIMOTHY & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W21 BAS=[YR=2015] N4 FGR=[YR=2015] N20 W31 S23 E24 N3 E7$ W7 S3 W19 S13 E2 S35 FOP=[YR=2015] S5 E21 N1 W1 N6 W7 S2 W13$ E13 N2 E7 S6 E15 N6 E10 N21 W10 N18 W11 N6$ S6 E11 S18E10 N24$ PTR=E40 FUS=[YR=2015] S6 E15 N45 W22 S19 STR=[YR=2015] W13 S4 E14 N4 W1$ E1 S4 W14 S18 FOP=[YR=2015] S5 E21 N1 W1 N6 W7 S2 W13$ E13 N14 E7S12$ W40$.

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
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	

TOTAL OB/XF 1,920

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