LOT 138
LIGHTHOUSE POINTE #2 PB 7/145

HERRINGTON LAUREN BROOKE J & BRADFORD BART
28518 VIEUX CARRE
YULEE, FL 32097

2026

41-3N-28-1250-0138-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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

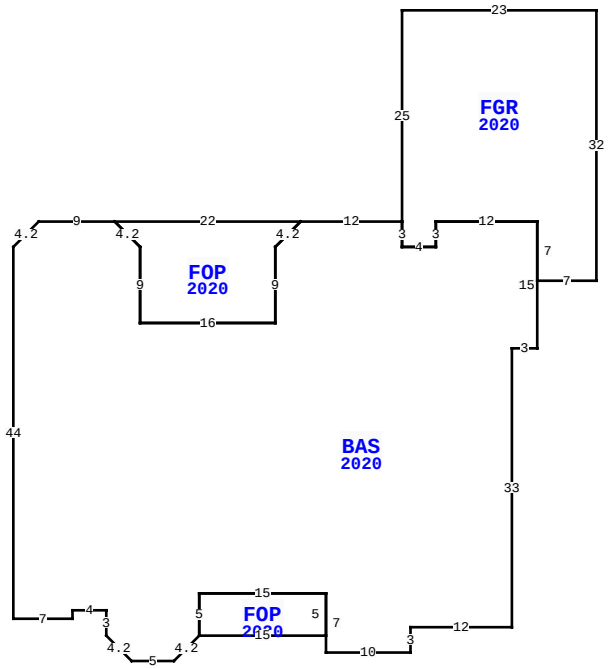
NEIGHBORHOOD/LOC 4034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,650	100	2020	2,650	492,989
FGR	636	55	2020	350	65,112
FOP	75	30	2020	22	4,092
FOP	201	30	2020	60	11,162
TOTALS	3,562			3,082	573,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,082	114.3560	189.83	585,056	2020	2020	0	0	0	2.00	98.00

1 SFR CUST 100% - 2026 Heated Area: 2650 HX Base Yr 2026



28518 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		573,355
TOTAL MARKET OB/XF VALUE		66,567
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		749,922
SOH/AGL Deduction		0
ASSESSED VALUE		749,922
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		698,511
TOTAL JUST VALUE		749,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		713,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2000602	CO ISSUED	0	09/11/2020
B2004466	SCRN ENCLSR	5,700	08/01/2020
B203721	SWIM POOL	43,260	05/18/2020
B2000602	NEW CONSTR	364,584	02/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/0564	4/26/2019	WD	Q	V	01	120,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: HERRINGTON LAUREN B						
2258/1723	2/27/2019	WD	U	V	11	100
GRANTOR: TREVETT HARRY R & JAN						
GRANTEE: LIGHTHOUSE POINTE D						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W23 S25 BAS=[YR=2020] W12 FOP=[YR=2020] W22 R3 D3 S9 E16 N9 R3 U3 $ L3 D3 S9 W16 N9 L3 U3 W9 L3 D3 S44 E7 N1 E4 S3 D3 R3 E5 R3 U3 FOP=[YR=2020] E15 N5 W15 S5$ N5 E15 S7 E10 N3 E12 N33 E3 N15 W12 S3 W4 N3$ S3 E4 N3 E12 S7 E7 N32$.

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	0911	SCRN RM A	0	100	0	0	1,159.00	SF	18.00	18.00	100	2020	2020	3	82	17,107	
5	0860	POOL/SPA	0	100	27	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 66,567

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