LOT 144
LIGHTHOUSE POINTE #2 PB 7/145

DOW REMINGTON ALAN
28936 VIEUX CARRE
YULEE, FL 32097

2026

41-3N-28-1250-0144-0000

BUILDING CHARACTERISTICS

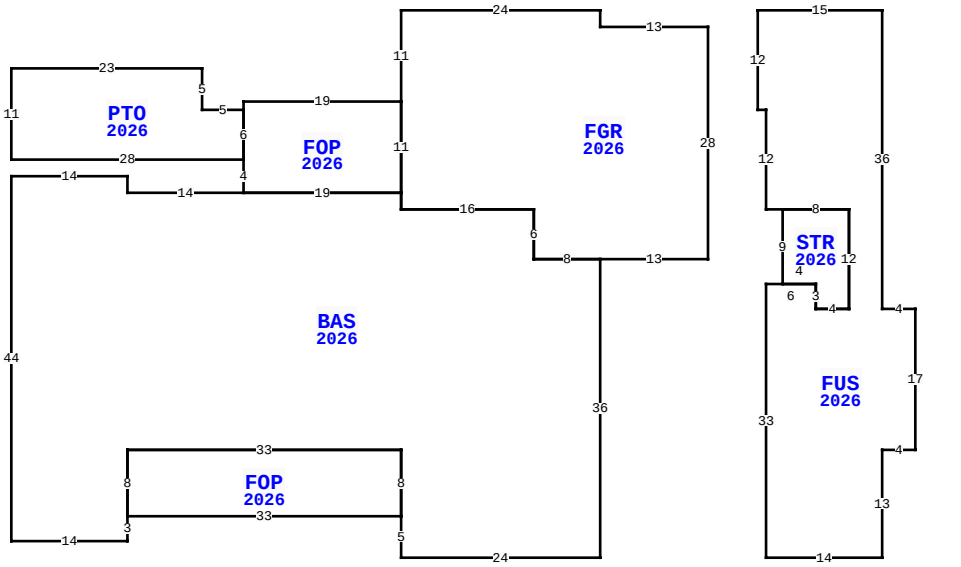
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,599	100	2026	2,599	465,663
FGR	988	55	2026	543	97,289
FOP	209	30	2026	63	11,288
FOP	264	30	2026	79	14,154
FUS	902	100	2026	902	161,611
PTO	283	5	2026	14	2,508
STR	84	10	2026	8	1,433
TOTALS	5,329			4,208	753,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,208	107.9320	179.17	753,947	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 3501 HX Base Yr 2026



28936 VIEUX CARRE, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		753,947
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		873,947
SOH/AGL Deduction		0
ASSESSED VALUE		873,947
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		822,536
TOTAL JUST VALUE		873,947
NCON VALUE		763,947
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250008675			08/05/2025
B240011810	NSFR T-5020 H-353	669,335	10/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/952	7/24/2024	WD	Q	V	02	130,000
GRANTOR: RIOS-TORRES MIGUEL AN						
GRANTEE: DOW REMINGTON ALAN						
2411/0195	11/20/2020	WD	Q	V	01	125,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: RIOS-TORRES MIGUEL						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E14 S2 E14 E19 S2 E16 S6 E8 S36 W24 N5 N8 W33 S8 S3 W14 N44 $
FOP=[YR=2026;ORIG=57,12] W19 N4 N6 N1 E19 S11 $
FGR=[YR=2026;ORIG=57,14] E16 S6 E8 E13 N28 W13 N2 W24 S11 S11 S2 $
FOP=[YR=2026;ORIG=57,51] W33 N8 E33 S8 $
PTO=[YR=2026;ORIG=38,8] W28 N11 E23 S5 E5 S6 $
FUS=[YR=2026;ORIG=100,-10] E15 S36 E4 S17 W4 S13 W14 N33 E6 S3 E4 N12 W8 W2 N12 W1 N12 $
STR=[YR=2026;ORIG=103,14] E8 S12 W4 N3 W4 N9 $
.

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	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