LOT 18
PAGE HILL #1 PB 6/237

BOYLES ELIZABETH C
86031 GRAHAM CT
YULEE, FL 32097-6417

2023

51-3N-27-1625-0018-0000

BUILDING CHARACTERISTICS

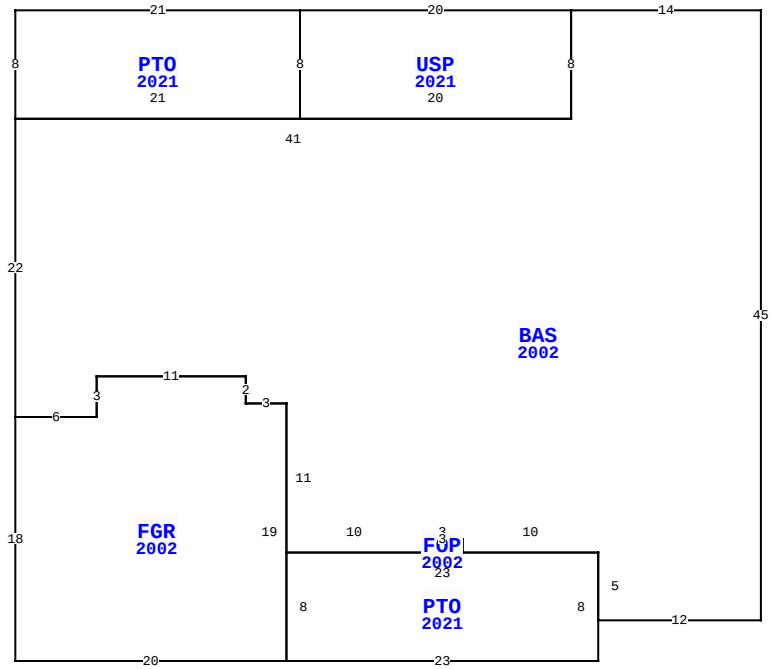
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	4039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,693	100	1,693	160,387
FGR	396	55	218	20,652
FOP	3	30	1	95
PTO	168	5	8	757
PTO	184	5	9	853
USP	160	30	48	4,548
TOTALS	2,604		1,977	187,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,977	115.9928	104.68	206,952	2002	2004	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1693 HX Base Yr 2020



86031 GRAHAM CT, 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		187,292
TOTAL MARKET OB/XF VALUE		3,362
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		270,654
SOH/AGL Deduction		82,061
ASSESSED VALUE		188,593
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,593
TOTAL JUST VALUE		270,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010510	SCRN POR	3,864	10/30/2020
20008974	WINDOWS	0	10/19/2020
19004182	REPAIR/RRF	0	05/17/2019
M025745	H/AC	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2296/1312	8/06/2019	QC	U	I	11	100
GRANTOR: BOYLES DONALD J						
GRANTEE: BOYLES ELIZABETH C						
1480/1628	2/23/2007	WD	Q	I		189,000
GRANTOR: CLAXTON GERRY J						
GRANTEE: BOYLES ELIZABETH C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 USP=[YR=2021] W20 PTO=[YR=2021] W21 S8 E21 N8$ S8 E20 N8$ S8 W41 S22 FGR=[YR=2002] S18 E20 PTO=[YR=2021] E23 N8 W23 S8$ N19 W3 N2 W11 S3 W6$ E6 N3 E11S2 E3 S11 E10 FOP=[YR=2002] E3 N1 W3S1$ N1 E3 S1 E10 S5 E12 N45$.

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	0811	CONCRETE B	0	100	0	0	779.00	SF	5.20	5.20	100	2002	2002	3	83	3,362	

LAND DESCRIPTION

TOTAL OB/XF 3,362

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	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 11/23/2021 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS