



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
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

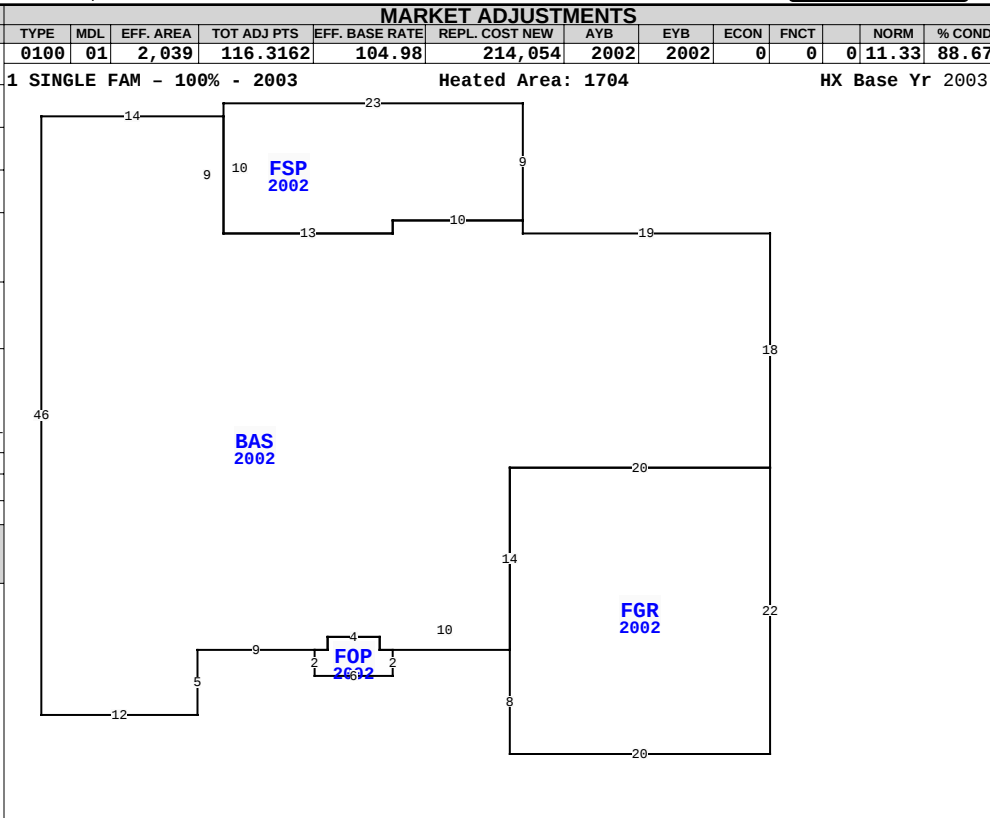
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	1,704	158,618
FGR	440	55	242	22,527
FOP	16	30	5	466
FSP	220	40	88	8,191

TOTALS	2,380	2,039	189,802
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	633.00	SF	5.20	5.20	
2	0866	POOL FIBER	0	100	0	0	190.00	SF	72.00	72.00	
3	0845	KOOL DECK	0	100	0	0	506.00	SF	7.25	7.25	
4	0855	CONC PAVER	0	100	0	0	60.00	SF	10.00	10.00	
5	0462	ST/AL FNC	0	100	0	0	100.00	SF	10.00	10.00	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	OR	0.00	0.00	1.00	LT	



86156 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				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				189,802	
TOTAL MARKET OB/XF VALUE				10,787	
TOTAL LAND VALUE - MARKET				84,000	
TOTAL MARKET VALUE				284,589	
SOH/AGL Deduction				140,081	
ASSESSED VALUE				144,508	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				94,508	
TOTAL JUST VALUE				284,589	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				222,693	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515165	SWIM POOL	22,170	01/01/2005
B029509	NEW CONSTR	127,369	04/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1763/0859	9/27/2011	QC	U	I	11	100	
GRANTOR: TYO CRAIG M							
GRANTEE: TYO MARY L							
1078/1829	9/04/2002	WD	Q	I		132,600	
GRANTOR: MEADOWFIELD OF JACKSO							
GRANTEE: TYO CRAIG & MARY L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W19 N1 FSP=[YR=2002] N9 W23 S10 E13 N1 E10 \$ W10 S1 W13 N9 W14 S46 E12 N5 E9 FOP=[YR=2002] S2 E6 N2 W1 N1 W4 S1 W1 \$ E1 N1 E4 S1 E10 FGR=[YR=2002] S8 E20 N22 W20 S14 \$ N14 E20 N18 \$.											