

LOT 25
IN OR 1988/656
PAGE HILL #1 PB 6/237

WARD RYAN M & JULIA P
86154 GRAHAM CT
YULEE, FL 32097

2023

51-3N-27-1625-0025-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
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	3 100
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	

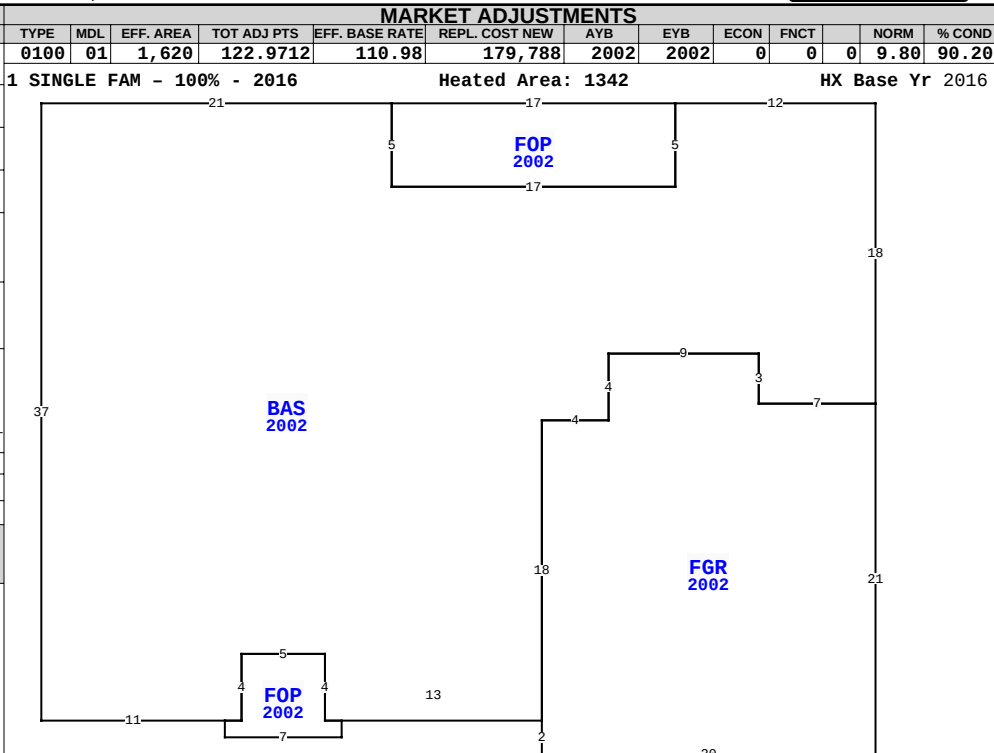
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,342	100	1,342	134,339
FGR	443	55	244	24,425
FOP	27	30	8	801
FOP	85	30	26	2,602

TOTALS	1,897	1,620	162,169
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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	602.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0866	POOL FIBER	0	100	0	0	208.00	SF	72.00	72.00	
4	0845	KOOL DECK	0	100	0	0	1,307.00	SF	7.25	7.25	
6	0940	SHEDS/PORT	0	100	0	0	240.00	SF	30.00	30.00	
7	0681	POLE SHED	0	100	0	0	200.00	SF	15.00	15.00	

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	

REVIEW DATE	11/23/2021	BY	NW
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86154 GRAHAM CT, YULEE

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

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										177,951	
TOTAL MARKET OB/XF VALUE										22,491	
TOTAL LAND VALUE - MARKET										84,000	
TOTAL MARKET VALUE										284,442	
SOH/AGL Deduction										113,229	
ASSESSED VALUE										171,213	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										121,213	
TOTAL JUST VALUE										284,442	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										218,992	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005940	ADDITION	36,921	08/18/2021
B0515166	SWIM POOL	30,307	01/01/2005
B029721	NEW CONSTR	103,964	06/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1988/0656	3/25/2015	SW	Q	I	01	165,000	
GRANTOR: MATAWIN VENTURES TRUS							
GRANTEE: WARD RYAN M & JULIA							
1943/0758	10/07/2014	WD	U	I	12	203,100	
GRANTOR: PHILLIPS PAUL B ET AL							
GRANTEE: MATAWIN VENTURES TR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W12 FOP=[YR=2002] W17 S5 E17 N5\$ S5 W17 N5 W21 S37 E11 FOP=[YR=2002] S1 E7 N1 W1 N4 W5 S4 W1\$ E1 N4 E5 S4 E13 FGR=[YR=2002] S2 E20 N21 W7 N3 W9 S4 W4 S18\$ N18 E4 N4 E9 S3 E7 N18\$.											

TOTAL OB/XF											
22,491											
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	

Market:	0	Agricultural:	0	Common:	84,000
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