



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	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
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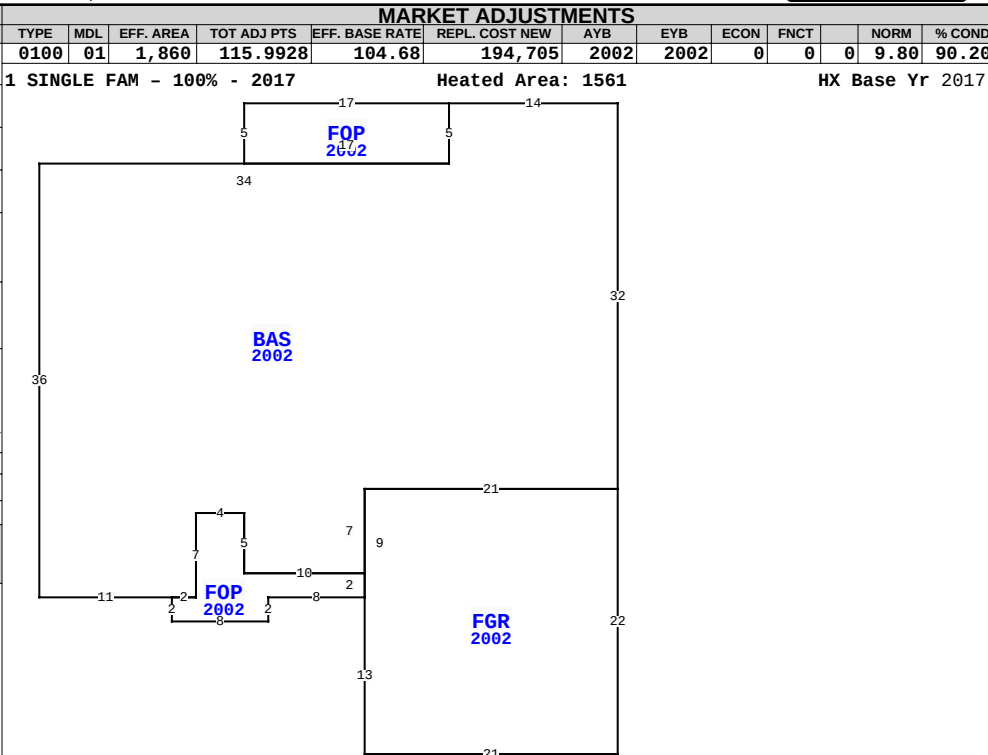
NEIGHBORHOOD/LOC	4039.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,561	100	1,561	147,391
FGR	462	55	254	23,983
FOP	64	30	19	1,794
FOP	85	30	26	2,455

TOTALS	2,172	1,860	175,624
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	792.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0845	KOOL DECK	0	100	0	0	601.00	SF	7.25
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00

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



86112 GRAHAM CT, YULEE

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

TOTAL OB/XF									
23,893									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	175,624		
TOTAL MARKET OB/XF VALUE	23,893		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	279,517		
SOH/AGL Deduction	106,470		
ASSESSED VALUE	173,047		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	123,047		
TOTAL JUST VALUE	279,517		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	217,441		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209374	NEW CONSTR	142,824	01/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2082/0751	10/28/2016	WD	Q	I	01
GRANTOR: LAUGHLIN RICHARD V					SALE PRICE
GRANTEE: AUDETTE JAY R SR &					205,000
1400/1680	3/31/2006	WD	Q	I	
GRANTOR: DE LAND MOYA H					223,500
GRANTEE: LAUGHLIN RICHARD V					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W14 FOP=[YR=2002] W17 S5 E17 N5 \$ S5 W34 S36 E11 FOP=[YR=2002] S2 E8 N2 E8 FGR=[YR=2002] S13 E21 N22 W21 S9\$ N2 W10 N5 W4 S7 W2 \$ E2 N7 E4 S5 E10 N7 E21 N32 \$.									