LOT 29
IN OR 1731/1471
PAGE HILL #1 PB 6/237

BOYER STEVEN
86084 GRAHAM COURT
YULEE, FL 32097

2023

51-3N-27-1625-0029-0000

BUILDING CHARACTERISTICS

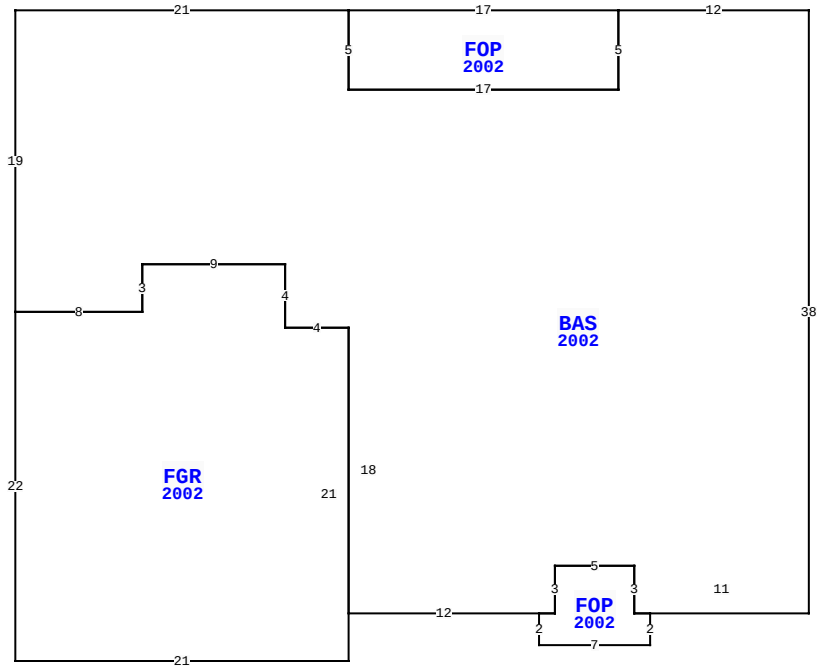
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	4039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,378	100	1,378	135,246
FGR	485	55	267	26,205
FOP	29	30	9	883
FOP	85	30	26	2,552
TOTALS	1,977		1,680	164,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	120.5600	108.81	182,801	2002	2002	0	0	0	9.80	90.20

1 SINGLE FAM – 100% - 2012 Heated Area: 1378 HX Base Yr 2012



86084 GRAHAM CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		164,887
TOTAL MARKET OB/XF VALUE		3,379
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		256,266
SOH/AGL Deduction		133,047
ASSESSED VALUE		123,219
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		68,219
TOTAL JUST VALUE		256,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210212	NEW CONSTR	103,964	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1731/1471	3/25/2011	WD	U	I	11	113,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BOYER STEVEN						
1698/0225	9/02/2010	QC	U	I	11	100
GRANTOR: OCWEN LOAN SERVICING						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 FOP=[YR=2002] W17 S5 E17 N5$ S5 W17 N5 W21 S19 FGR=[YR=2002] S22 E21 N21 W4 N4 W9 S3 W8$ E8 N3 E9 S4 E4 S18 E12 FOP=[YR=2002] S2 E7 N2 W1 N3 W5 S3 W1$ E1 N3 E5 S3 E11 N38$.

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	783.00	SF	5.20	5.20	100	2002	2002	3	83	3,379	

LAND DESCRIPTION

TOTAL OB/XF 3,379

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	0003	OR	0.00	0.00	1.00	LT		1.00	1.00	1.10	80,000.00	88,000.00	88,000							

REVIEW DATE 03/14/2018 BY SBX Total Acres: 0.00 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/02/2023 BY SYS