LOT 31
PAGE HILL #1 PB 6/237

AKERS WILLIAM B & LINDA
86050 GRAHAM COURT
YULEE, FL 32097

2023

51-3N-27-1625-0031-0000

BUILDING CHARACTERISTICS

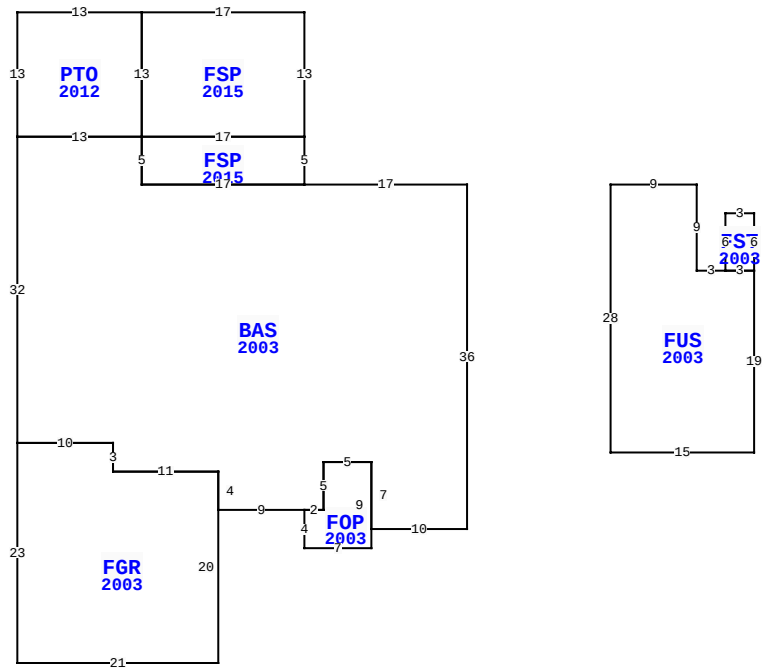
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,544	100	1,544	149,326
FGR	450	55	248	23,985
FOP	53	30	16	1,547
FSP	85	40	34	3,288
FSP	221	40	88	8,510
FST	18	55	10	967
FUS	366	100	366	35,397
PTO	169	5	8	774
TOTALS	2,906		2,314	223,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,314	118.1488	106.63	246,742	2003	2003	0	0	0	9.30	90.70

1 SINGLE FAM – 100% - 2006 Heated Area: 1910 HX Base Yr 2006



86050 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		318,221
TOTAL MARKET OB/XF VALUE		10,210
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		416,431
SOH/AGL Deduction		198,816
ASSESSED VALUE		217,615
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,615
TOTAL JUST VALUE		416,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530390	GUEST HOUSE	95,424	05/01/2015
B0210191	NEW CONSTR	274,408	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2507/1799	8/27/2021	WD	U	I	11	100
GRANTOR: AKERS WILLIAM B						
GRANTEE: AKERS WILLIAM B & L						
1872/1469	6/18/2013	QC	U	I	11	100
GRANTOR: AKERS WILLIAM B & AMY						
GRANTEE: AKERS WILLIAM B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17FSP=[YR=2015] N5 FSP=[YR=2015] N13 W17 PTO=[YR=2012] W13 S13 E13 N13$ S13 E17$ W17 S5 E17 $ W17 N5 W13 S32 FGR=[YR=2003] S23 E21 N20 W11 N3 W10 $ E10 S3 E11 S4 E9 FOP=[YR=2003] S4 E7 N9 W5 S5 W2 $ E2 N5 E5 S7 E10 N36 $ PTR= E15FUS=[YR=2003] E9 S9 E3 FST=[YR=2003] N6 E3 S6 W3 $ E3 S19 W15 N28 $ W15 $.

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0810	CONCRETE A	0	100	0	0	836.00	SF	6.50	6.50	100	2003	2003	3	84	4,565	
3	0810	CONCRETE A	0	100	137	3	411.00	SF	6.50	6.50	100	2015	2015	3	96	2,565	

LAND DESCRIPTION

TOTAL OB/XF 10,210

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.10	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

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Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

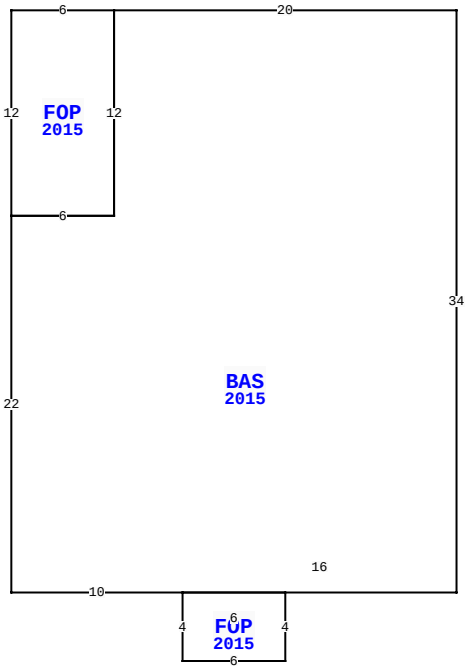
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	812	100	812	91,169
FOP	24	30	7	786
FOP	72	30	22	2,471
TOTALS	908		841	94,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	841	128.2600	115.75	97,346	2015	2015	0	0	0	3.00	97.00

2 SINGLE FAM – 100% - 2006 Heated Area: 812 HX Base Yr 2006



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GRANTOR: AKERS WILLIAM B & AMY						
GRANTEE: AKERS WILLIAM B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W20 FOP=[YR=2015] W6 S12 E6 N12$ S12 W6 S22 E10
FOP=[YR=2015] S4 E6 N4 W6$ E16 N34$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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