LOT 33
IN OR 2235/413
PAGE HILL #1 PB 6/237

CLARK PAULA K/TYLER MARK
861592 WORTHING DRIVE
YULEE, FL 32097

2023

51-3N-27-1625-0033-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
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

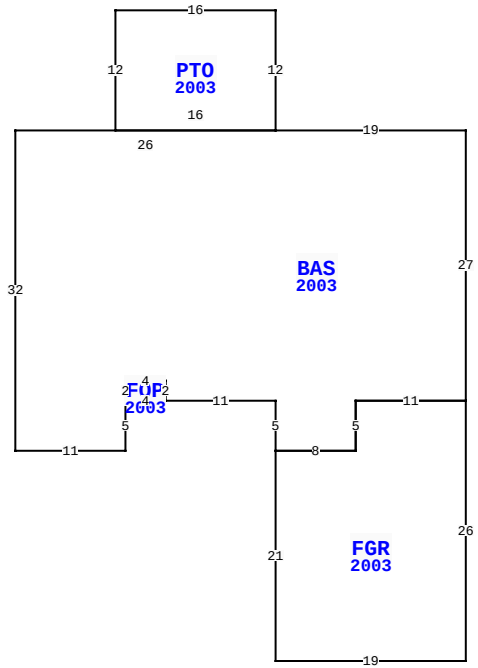
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100	1,302	130,732
FGR	454	55	250	25,102
FOP	8	30	2	200
PTO	192	5	10	1,004
TOTALS	1,956		1,564	157,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,564	122.6346	110.68	173,104	2003	2003	0	0	0	9.28	90.72

1 SINGLE FAM – 0% - 0 Heated Area: 1302 HX Base Yr



86016 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	157,040
TOTAL MARKET OB/XF VALUE	4,071
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	241,111
SOH/AGL Deduction	35,485
ASSESSED VALUE	205,626
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,626
TOTAL JUST VALUE	241,111
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006485	REPAIR/RRF	6,000	07/18/2017
B0363787	NEW CONSTR	101,839	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2235/0413	11/02/2018	WD	Q	I	02	182,500
GRANTOR: POWELL BARRY ROSS						
GRANTEE: CLARK PAULA K & MAR						
1189/0578	11/18/2003	WD	Q	I		118,000
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: POWELL BARRY ROSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W19 PTO=[YR=2003] N12 W16 S12 E16 $ W26 S32
E11 N5 FOP=[YR=2003] E4 N2 W4 S2 $ N2 E4 S2 E11 S5
FGR=[YR=2003] S21 E19 N26 W11 S5 W8 $ E8 N5 E11 N27 $.

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	0	0	0	932.00	SF	5.20	5.20	100	2003	2003	3	84	4,071	

LAND DESCRIPTION

TOTAL OB/XF 4,071

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/14/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS