

FLEXON KEVIN D
86055 GRAHAM CT
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS

ELEMENT

CD

05 AVERAGE 80

20 FACE BRICK 20

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 90

08 SHT VINYL 10

03 CENTRAL 100

04 AIR DUCTED 100

3 100

2 100

02 WOOD FRAME 100

1. 1. 100

0 100

00 NONE 100

05 Quality Level 05

0100 SINGLE FAMILY

MKT AREA

04

4039.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS 1,284 100 1,284 159,574

FGR 420 55 231 28,708

FOP 21 30 6 746

PTO 144 5 7 870

TOTALS 1,869 1,528 189,897

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 0811 CONCRETE B 0 100 0 0 788.00 SF 6.24 6.24 100 2002 2002 3 82 4,032

LAND DESCRIPTION

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 0003 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 80,000.00 80,000.00 80,000

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100 01 1,528 122.9712 140.19 214,210 2002 2002 0 0 0 11.35 88.65

Heated Area: 1284 HX Base Yr 2022

1 SINGLE FAM - 100% - 2022

Diagram showing building footprint with dimensions and area labels: BAS 2002, FGR 2002, PTO 2002.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE 189,897

TOTAL MARKET OB/XF VALUE 4,032

TOTAL LAND VALUE - MARKET 80,000

TOTAL MARKET VALUE 273,929

SOH/AGL Deduction 79,642

ASSESSED VALUE 194,287

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 144,287

TOTAL JUST VALUE 273,929

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 234,664

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2386/0466 8/24/2020 WD Q I 01 210,000

GRANTOR: WOOD JERONIMO A

GRANTEE: FLEXON KEVIN D

1466/0286 12/18/2006 WD Q I 179,000

GRANTOR: ADAMS JULIE

GRANTEE: WOOD JERONIMO A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W10 PTO=[YR=2002] N12 W12 S12 E12\$ W35 S19
FGR=[YR=2002] S21 E20 N21 W20\$ E20 S18 E10 FOP=[YR=2002] E3
N7 W3 S7\$ N7 E3 S7 E12 N37\$.