LOT 25
IN OR 1988/656
PAGE HILL #1 PB 6/237

WARD RYAN M & JULIA P
86154 GRAHAM CT
YULEE, FL 32097

2024

51-3N-27-1625-0025-0000

NASSAU COUNTY PROPERTY

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

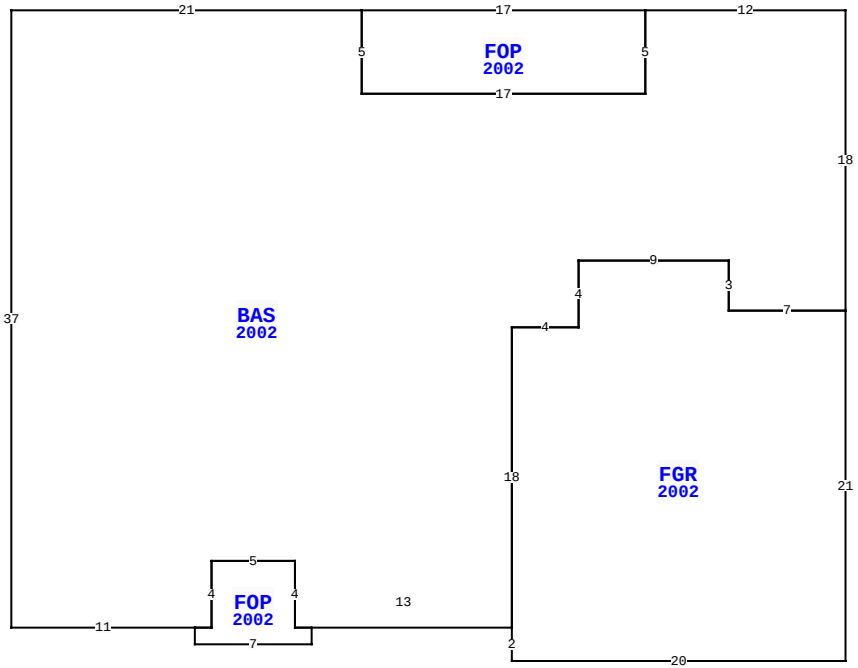
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,342	100	1,342	168,757
FGR	443	55	244	30,683
FOP	27	30	8	1,006
FOP	85	30	26	3,270
TOTALS	1,897		1,620	203,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,620	122.9712	140.19	227,108	2002	2002	0	0	0	10.30	89.70

1 SINGLE FAM – 100% - 2016 Heated Area: 1342 HX Base Yr 2016



86154 GRAHAM CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,457
TOTAL MARKET OB/XF VALUE		25,680
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		332,137
SOH/AGL Deduction		155,788
ASSESSED VALUE		176,349
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,349
TOTAL JUST VALUE		332,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005940	ADDITION	36,921	08/18/2021
B0515166	SWIM POOL	30,307	01/01/2005
B029721	NEW CONSTR	103,964	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1988/0656	3/25/2015	SW	Q	I	01	165,000
GRANTOR: MATAWIN VENTURES TRUS						
GRANTEE: WARD RYAN M & JULIA						
1943/0758	10/07/2014	WD	U	I	12	203,100
GRANTOR: PHILLIPS PAUL B ET AL						
GRANTEE: MATAWIN VENTURES TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 FOP=[YR=2002] W17 S5 E17 N5$ S5 W17 N5 W21 S37 E11 FOP=[YR=2002] S1 E7 N1 W1 N4 W5 S4 W1$ E1 N4 E5 S4 E13 FGR=[YR=2002] S2 E20 N21 W7 N3 W9 S4 W4 S18$ N18 E4 N4 E9 S3 E7 N18$.

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	602.00	SF	6.24	6.24	100	2002	2002	3	82	3,080	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2002	2002	3	86	3,612	
3	0866	POOL FIBER	0	100	0	0	208.00	SF	86.40	86.40	100	2005	2005	3	24	4,313	
4	0845	KOOL DECK	0	100	0	0	1,307.00	SF	8.70	8.70	100	2005	2005	3	86	9,779	
5	0940	SHEDS/PORT	0	100	0	0	240.00	SF	36.00	36.00	100	2008	2008	3	35	3,024	
6	0681	POLE SHED	0	100	0	0	200.00	SF	18.00	18.00	100	2008	2008	3	52	1,872	

LAND DESCRIPTION

TOTAL OB/XF 25,680

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	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	80,000.00	84,000.00	84,000							

REVIEW DATE 11/23/2021 BY NW Total Acres: 0.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

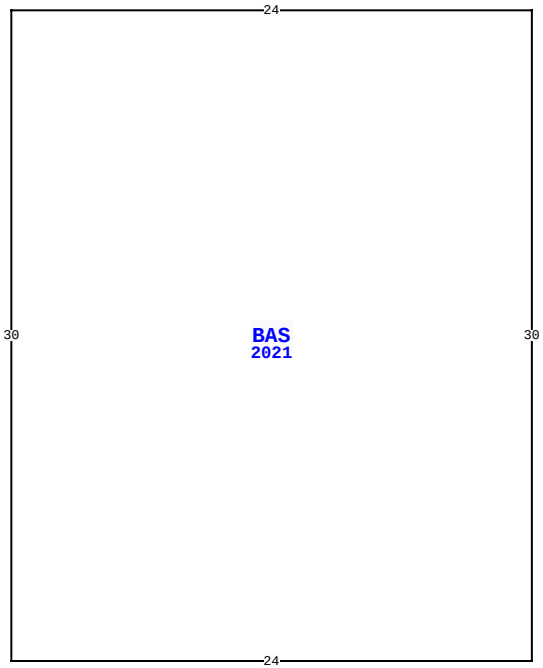
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	18,741
TOTALS	720		720	18,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	26.56	19,123	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2016 Heated Area: 720 HX Base Yr 2016



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1943/0758	10/07/2014	WD	U	I	12	203,100
GRANTOR: PHILLIPS PAUL B ET AL						
GRANTEE: MATAWIN VENTURES TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S30 E24 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/23/2021 BY NW Total Acres: 0.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/06/2024 BY SYS