LOT 26
IN OR 1065/302
PAGE HILL #1 PB 6/237

HAGAN CHERYL R & GARY K
86136 GRAHAM COURT
YULEE, FL 32097

2024

51-3N-27-1625-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

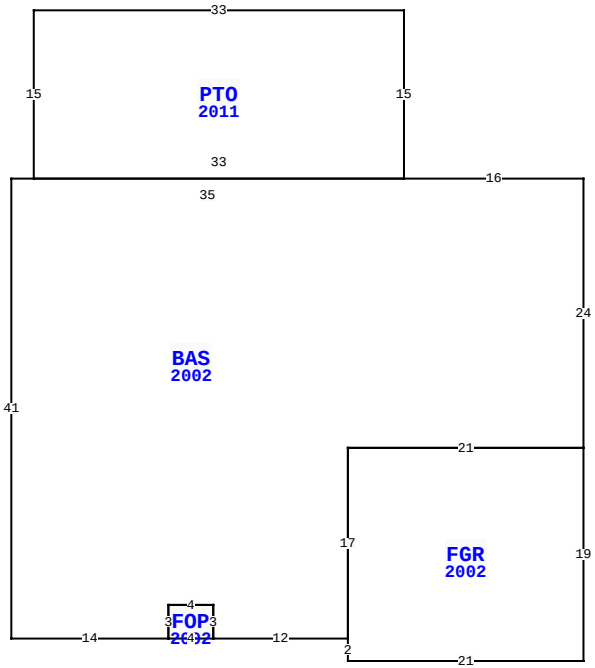
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,722	100	1,722	194,333
FGR	399	55	219	24,715
FOP	12	30	4	452
PTO	495	5	25	2,822
TOTALS	2,628		1,970	222,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	117.5020	133.95	263,882	2002	2002	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2003 Heated Area: 1722 HX Base Yr 2003



86136 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		222,321
TOTAL MARKET OB/XF VALUE		4,462
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		306,783
SOH/AGL Deduction		172,085
ASSESSED VALUE		134,698
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,698
TOTAL JUST VALUE		306,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25093	ADDITION	1,500	09/01/2011
B029280	NEW CONSTR	122,086	01/01/2002
E029187	NEW CONSTR	2,000	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1065/0302	6/26/2002	WD	Q	I		132,100
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: HAGAN CHERYL & GARY						
1016/1409	10/30/2001	WD	U	V	19	43,000
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: MEADOWFIELD OF JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 PTO=[YR=2011] N15 W33 S15 E33$ W35 S41 E14 FOP=[YR=2002] E4 N3 W4 S3$ N3 E4 S3 E12 FGR=[YR=2002] S2 E21 N19 W21 S17$ N17 E21 N24$.

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	872.00	SF	6.24	6.24	100	2002	2002	3	82	4,462	

LAND DESCRIPTION

TOTAL OB/XF 4,462

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	1.00	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