LOT 27
IN OR 2082/751
PAGE HILL #1 PB 6/237

AUDETTE JAY R SR & SHERRI L
86112 GRAHAM COURT
YULEE, FL 32097

2024

51-3N-27-1625-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

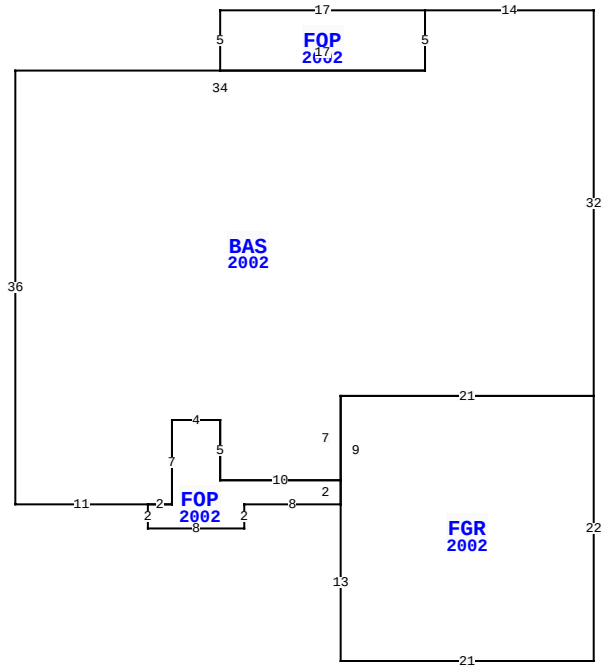
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,561	100	1,561	185,151
FGR	462	55	254	30,127
FOP	64	30	19	2,253
FOP	85	30	26	3,084
TOTALS	2,172		1,860	220,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,860	115.9928	132.23	245,948	2002	2002	0	0	0	10.30	89.70

1 SINGLE FAM – 100% - 2017 Heated Area: 1561 HX Base Yr 2017



86112 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		220,615
TOTAL MARKET OB/XF VALUE		26,693
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		327,308
SOH/AGL Deduction		149,070
ASSESSED VALUE		178,238
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,238
TOTAL JUST VALUE		327,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209374	NEW CONSTR	142,824	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2082/0751	10/28/2016	WD	Q	I	01	205,000
GRANTOR: LAUGHLIN RICHARD V						
GRANTEE: AUDETTE JAY R SR &						
1400/1680	3/31/2006	WD	Q	I		223,500
GRANTOR: DE LAND MOYA H						
GRANTEE: LAUGHLIN RICHARD V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FOP=[YR=2002] W17 S5 E17 N5 $ S5 W34 S36 E11 FOP=[YR=2002] S2 E8 N2 E8 FGR=[YR=2002] S13 E21 N22 W21 S9$ N2 W10 N5 W4 S7 W2 $ E2 N7 E4 S5 E10 N7 E21 N32 $.

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	792.00	SF	6.24	6.24	100	2002	2002	3	82	4,053	
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	0845	KOOL DECK	0	100	0	0	601.00	SF	8.70	8.70	100	2003	2003	3	83	4,340	
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	102.00	102.00	100	2003	2003	3	32	14,688	

LAND DESCRIPTION

TOTAL OB/XF 26,693

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 06/04/2024 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS