



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
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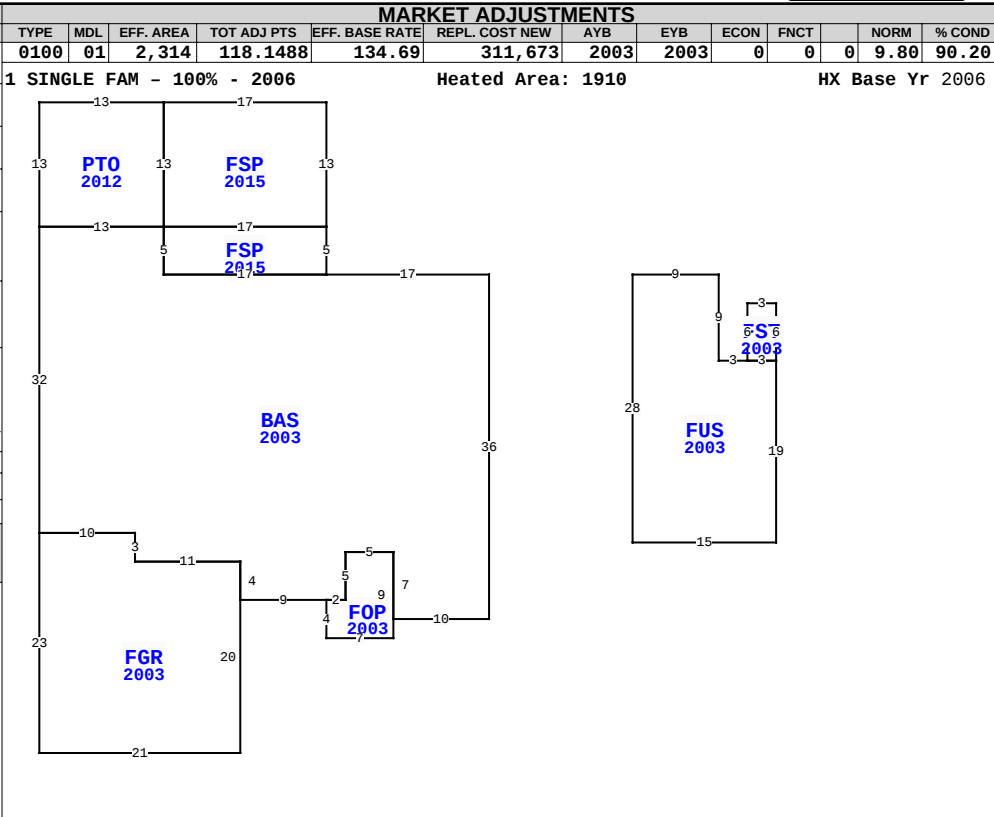
NEIGHBORHOOD/LOC	4039.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1,544	187,581
FGR	450	55	248	30,130
FOP	53	30	16	1,944
FSP	85	40	34	4,130
FSP	221	40	88	10,691
FST	18	55	10	1,215
FUS	366	100	366	44,466
PTO	169	5	8	972

TOTALS	2,906		2,314	281,129
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	4,200.00	4,200.00	100	2003
2	0810	CONCRETE A	0	100	0	836.00	SF	7.80	7.80	100	2003
3	0810	CONCRETE A	0	100	137	411.00	SF	7.80	7.80	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00



86050 GRAHAM CT, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
12,112											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			399,796
TOTAL MARKET OB/XF VALUE			12,112
TOTAL LAND VALUE - MARKET			88,000
TOTAL MARKET VALUE			499,908
SOH/AGL Deduction			275,765
ASSESSED VALUE			224,143
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			174,143
TOTAL JUST VALUE			499,908
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			416,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530390	GUEST HOUSE	95,424	05/01/2015
B0210191	NEW CONSTR	274,408	09/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2507/1799	8/27/2021	WD U	I	I	11
GRANTOR: AKERS WILLIAM B					
GRANTEE: AKERS WILLIAM B & L					
1872/1469	6/18/2013	QC U	I	I	11
GRANTOR: AKERS WILLIAM B & AMY					
GRANTEE: AKERS WILLIAM B					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2003] W17FSP=[YR=2015] N5 FSP=[YR=2015] N13 W17 PTO=[YR=2012] W13 S13 E13 N13\$ S13 E17\$ W17 S5 E17 \$ W17 N5 W13 S32 FGR=[YR=2003] S23 E21 N20 W11 N3 W10 \$ E10 S3 E11 S4 E9 FOP=[YR=2003] S4 E7 N9 W5 S5 W2 \$ E2 N5 E5 S7 E10 N36 \$ PTR= E15FUS=[YR=2003] E9 S9 E3 FST=[YR=2003] N6 E3 S6 W3 \$ E3 S19 W15 N28 \$ W15 \$.					

REVIEW DATE 06/04/2024 BY KBA Total Acres: 0.00 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/06/2024 BY SYS