BLOCK 2 LOT 5
IN OR 1460/297
WILSON NECK LANDING 2 PB 4/72

GRAVES JEFFREY LEE & DEBRA M
85113 SARA ROAD
YULEE, FL 32097-9450

**2025**

**43-2N-27-4648-0002-0050**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

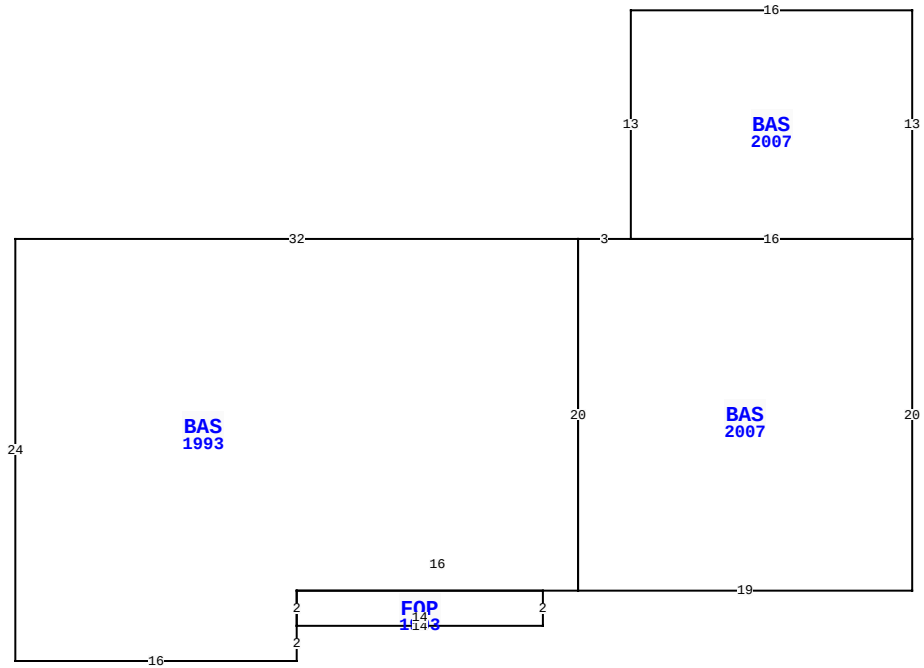
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4048.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 704 | 100 | 1993 | 704 | 67,053 |
| BAS | 208 | 100 | 2007 | 208 | 19,811 |
| BAS | 380 | 100 | 2007 | 380 | 36,193 |
| FOP | 28 | 30 | 1993 | 8 | 762 |
| TOTALS | 1,320 | | | 1,300 | 123,819 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,300 | 135.0960 | 135.10 | 175,630 | 1980 | 1985 | 0 | 0 | 0 | 29.50 | 70.50 |

1 SINGLE FAM – 100% - 0 Heated Area: 1292 HX Base Yr




85113 SARA RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 123,819 |
| TOTAL MARKET OB/XF VALUE | | 3,650 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 212,469 |
| SOH/AGL Deduction | | 122,462 |
| ASSESSED VALUE | | 90,007 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 39,285 |
| TOTAL JUST VALUE | | 212,469 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 202,177 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1460/0297 | 11/20/2006 | QC | Q | I | 01 | 100 |
| GRANTOR: GRAVES JEFFREY LEE & | | | | | | |
| GRANTEE: GRAVES JEFFREY LEE | | | | | | |
| 0626/0158 | 5/14/1991 | WD | U | I | 10 | 6,900 |
| GRANTOR: SHEFFIELD WM ET AL | | | | | | |
| GRANTEE: GRAVES JEFFREY LEE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W16 S13 BAS=[YR=2007] W3 BAS=[YR=1993] W32 S24 E16 N2 FOP=[YR=1993] E14 N2 W14 S2$ N2 E16 N20$ S20 E19 N20 W16$ E16 N13$ .

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1980 | 1980 | 3 | 44 | 880 | |
| 2 | 0825 | BRICK | 0 | 100 | 0 | 0 | 88.00 | SF | 12.50 | 12.50 | 100 | 2000 | 2000 | 3 | 93 | 1,023 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 10.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 77 | 50 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 16 | 10 | 160.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 320 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 14 | 12 | 168.00 | SF | 30.00 | 30.00 | 100 | 2000 | 2000 | 3 | 20 | 1,008 | |
| 6 | 1127 | BRICK 8" | 0 | 100 | 0 | 0 | 16.00 | SF | 11.00 | 11.00 | 100 | 2000 | 2000 | 3 | 93 | 164 | |
| 7 | 0479 | VF PICKET | 0 | 100 | 0 | 0 | 32.00 | LF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 64 | 205 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,650

| 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 | RES | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 11/13/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS