IN OR 1706/132

GRAFF BRYAN E
86375 FELMOR ROAD
YULEE, FL 32097

2025

51-3N-27-0000-0050-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

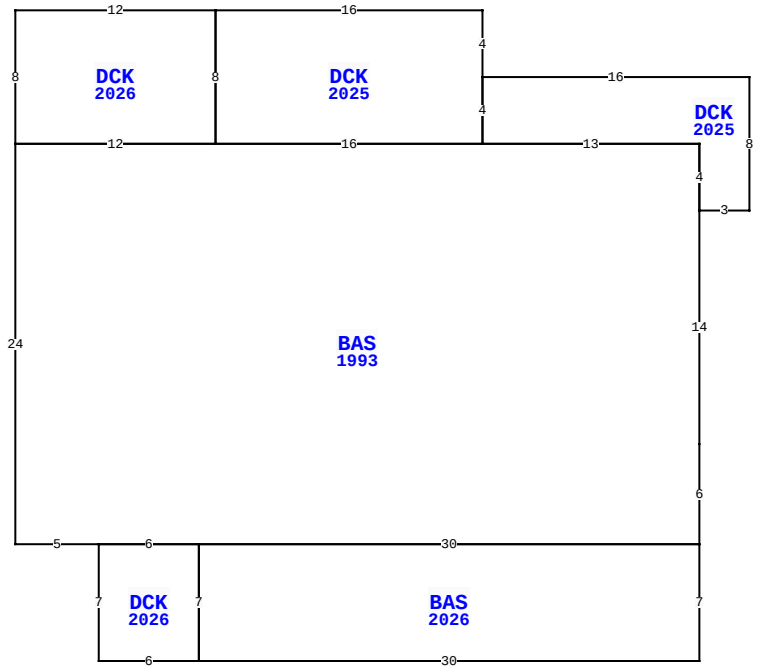
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	1993	984	90,035
BAS	210	100	2026	210	19,215
DCK	76	10	2025	8	732
DCK	128	10	2025	13	1,189
DCK	42	10	2026	4	366
DCK	96	10	2026	10	915
TOTALS	1,536			1,229	112,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,229	110.2400	110.24	135,485	1948	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2011 Heated Area: 1194 HX Base Yr 2011



86375 FELMOR RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		143,216
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		228,216
SOH/AGL Deduction		150,149
ASSESSED VALUE		78,067
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,345
TOTAL JUST VALUE		228,216
NCON VALUE		2,062
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
960490	REPAIR/RRF	1,200	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1706/0132	10/20/2010	WD	U	I	38	38,000
GRANTOR: MICHAELS REBECCA						
GRANTEE: GRAFF BRYAN E						
1192/0442	12/02/2003	WD	Q	I		60,000
GRANTOR: TINSLEY ALBERT L						
GRANTEE: MICHAELS REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W13 W16 W12 S24 E5 E6 E30 N6 N14 N4 $
BAS=[YR=2026;ORIG=0,24] W30 S7 E30 N7 $
DCK=[YR=2025;ORIG=-29,0] E16 N4 N4 W16 S8 $
DCK=[YR=2026;ORIG=-29,-8] W12 S8 E12 N8 $
DCK=[YR=2025;ORIG=-13,-4] E16 S8 W3 N4 W13 N4 $
DCK=[YR=2026;ORIG=-36,24] E6 S7 W6 N7 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2025 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

IN OR 1706/132

GRAFF BRYAN E
86375 FELMOR ROAD
YULEE, FL 32097

2025

51-3N-27-0000-0050-0000

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
Quality	05	Quality Level 05

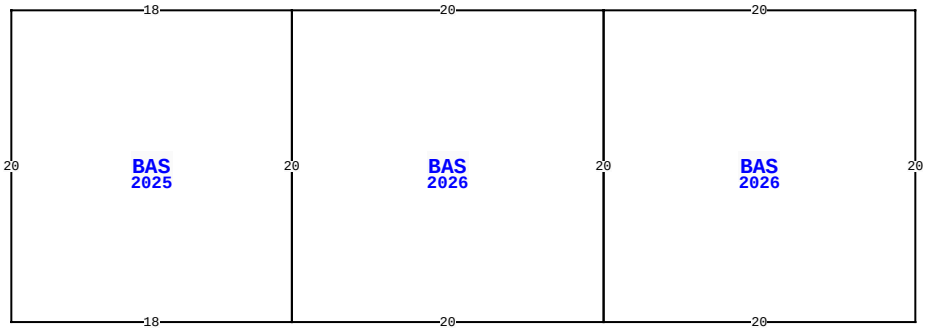
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2025	360	7,221
BAS	400	100	2026	400	8,024
BAS	400	100	2026	400	8,024
TOTALS	1,160			1,160	23,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,160	58.3000	21.57	25,021	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2025 Heated Area: 1160 HX Base Yr 2011



86375 FELMOR RD, YULEE

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NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

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TOTAL MARKET VALUE		228,216
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ASSESSED VALUE		78,067
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,345
TOTAL JUST VALUE		228,216
NCON VALUE		2,062
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1706/0132	10/20/2010	WD	U	I	38	38,000
GRANTOR: MICHAELS REBECCA						
GRANTEE: GRAFF BRYAN E						
1192/0442	12/02/2003	WD	Q	I		60,000
GRANTOR: TINSLEY ALBERT L						
GRANTEE: MICHAELS REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E18 S20 W18 N20 $
BAS=[YR=2026;ORIG=68,10] E20 S20 W20 N20 $
BAS=[YR=2026;ORIG=88,10] E20 S20 W20 N20 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2025 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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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
Quality	05	Quality Level 05

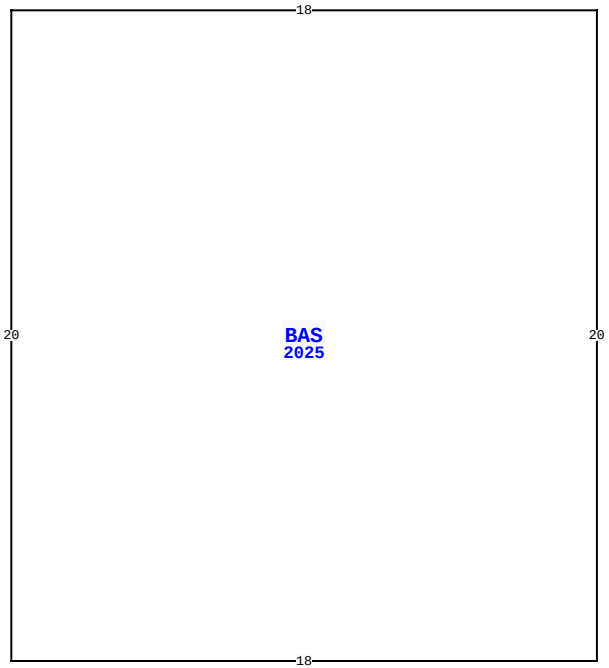
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2025	360	7,493
TOTALS	360			360	7,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	360	60.5000	22.38	8,057	2017	2017	0	0	0	7.00	93.00

3 GARAGE RES – 100% - 2025 Heated Area: 360 HX Base Yr 2011



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GRANTOR: TINSLEY ALBERT L						
GRANTEE: MICHAELS REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,20] E18 S20 W18 N20 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2025 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS