LOT 19
IN OR 1199/199
PAGE HILL #1 PB 6/237

FILLION PAUL R & HELEN D
86035 GRAHAM CT
YULEE, FL 32097

**2025**

**51-3N-27-1625-0019-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

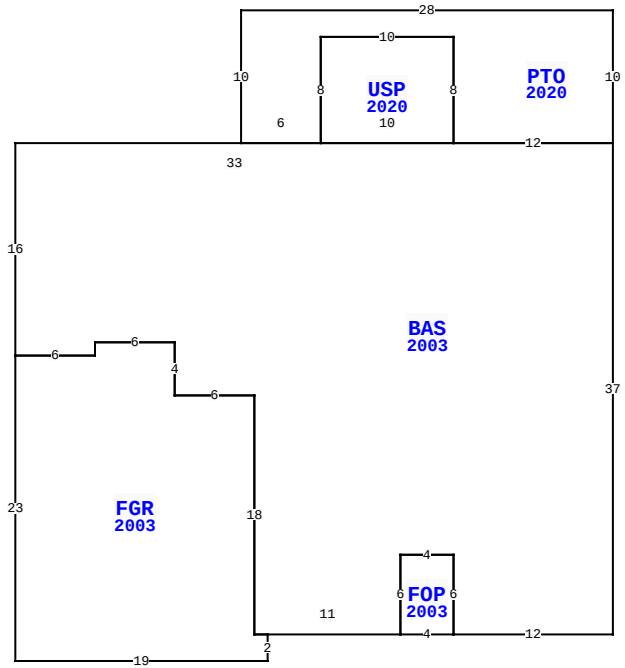
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,275 | 100 | 2003 | 1,275 | 167,229 |
| FGR | 404 | 55 | 2003 | 222 | 29,118 |
| FOP | 24 | 30 | 2003 | 7 | 919 |
| PTO | 200 | 5 | 2020 | 10 | 1,311 |
| USP | 80 | 30 | 2020 | 24 | 3,148 |
| TOTALS | 1,983 | | | 1,538 | 201,723 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,538 | 121.8492 | 146.22 | 224,886 | 2003 | 2003 | 0 | 0 | 0 | 10.30 | 89.70 |

1 SINGLE FAM – 100% - 2004 Heated Area: 1275 HX Base Yr 2004




86035 GRAHAM CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 09/20/2012 KK | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 201,723 |
| TOTAL MARKET OB/XF VALUE | | 4,119 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 290,842 |
| SOH/AGL Deduction | | 165,420 |
| ASSESSED VALUE | | 125,422 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 74,700 |
| TOTAL JUST VALUE | | 290,842 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 276,876 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20002952 | SCRN ENCL | 1,932 | 05/15/2020 |
| B25658 | REMODEL | 1,451 | 02/01/2012 |
| B0363766 | NEW CONSTR | 98,082 | 05/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1199/0199 | 12/31/2003 | WD | Q | I | | 117,000 |
| GRANTOR: WATSON HOMES BUILDERS | | | | | | |
| GRANTEE: FILLION PAUL R & HE | | | | | | |
| 1096/1744 | 11/25/2002 | WD | U | V | 19 | 220,000 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: WATSON HOME BUILDER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W12 USP=[YR=2020] N8 W10 S8 E10$ W33 S16
FGR=[YR=2003] S23 E19 N2 W1 N18 W6 N4 W6 S1 W6$ E6 N1 E6 S4
E6 S18 E11 FOP=[YR=2003] E4 N6 W4 S6$ N6 E4 S6 E12 N37$
PTO=[YR=2020] N10 W28 S10 E6 N8 E10 S8 E12$.

## 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 | 805.00 | SF | 6.24 | 6.24 | 100 | 2003 | 2003 | 3 | 82 | 4,119 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,119

| 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 | 0003 | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 12/15/2020 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS