LOT 20
PAGE HILL #1 PB 6/237

FLEXON KEVIN D
86055 GRAHAM CT
YULEE, FL 32097

2025

51-3N-27-1625-0020-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

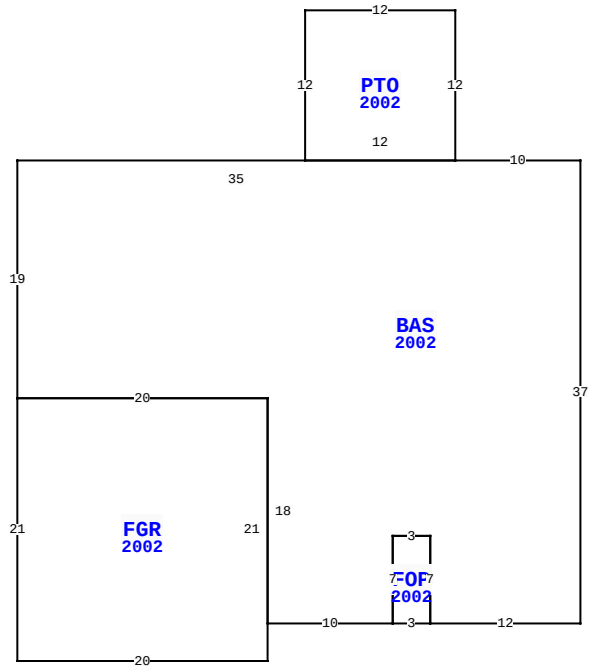
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100	2002	1,284	166,932
FGR	420	55	2002	231	30,032
FOP	21	30	2002	6	780
PTO	144	5	2002	7	910
TOTALS	1,869			1,528	198,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,528	122.9712	147.57	225,487	2002	2002	0	0	0	11.90	88.10

1 SINGLE FAM – 100% - 2022 Heated Area: 1284 HX Base Yr 2022



86055 GRAHAM CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 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		198,654
TOTAL MARKET OB/XF VALUE		3,934
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		287,588
SOH/AGL Deduction		87,667
ASSESSED VALUE		199,921
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,199
TOTAL JUST VALUE		287,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P025368	NEW CONSTR	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/0466	8/24/2020	WD	Q	I	01	210,000
GRANTOR: WOOD JERONIMO A						
GRANTEE: FLEXON KEVIN D						
1466/0286	12/18/2006	WD	Q	I		179,000
GRANTOR: ADAMS JULIE						
GRANTEE: WOOD JERONIMO A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W10 PTO=[YR=2002] N12 W12 S12 E12$ W35 S19 FGR=[YR=2002] S21 E20 N21 W20$ E20 S18 E10 FOP=[YR=2002] E3 N7 W3 S7$ N7 E3 S7 E12 N37$.

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	788.00	SF	6.24	6.24	100	2002	2002	3	80	3,934	

LAND DESCRIPTION

TOTAL OB/XF 3,934

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS