

LOT 25
IN OR 1988/656
PAGE HILL #1 PB 6/237

WARD RYAN M & JULIA P
86154 GRAHAM CT
YULEE, FL 32097

2025

51-3N-27-1625-0025-0000



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		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

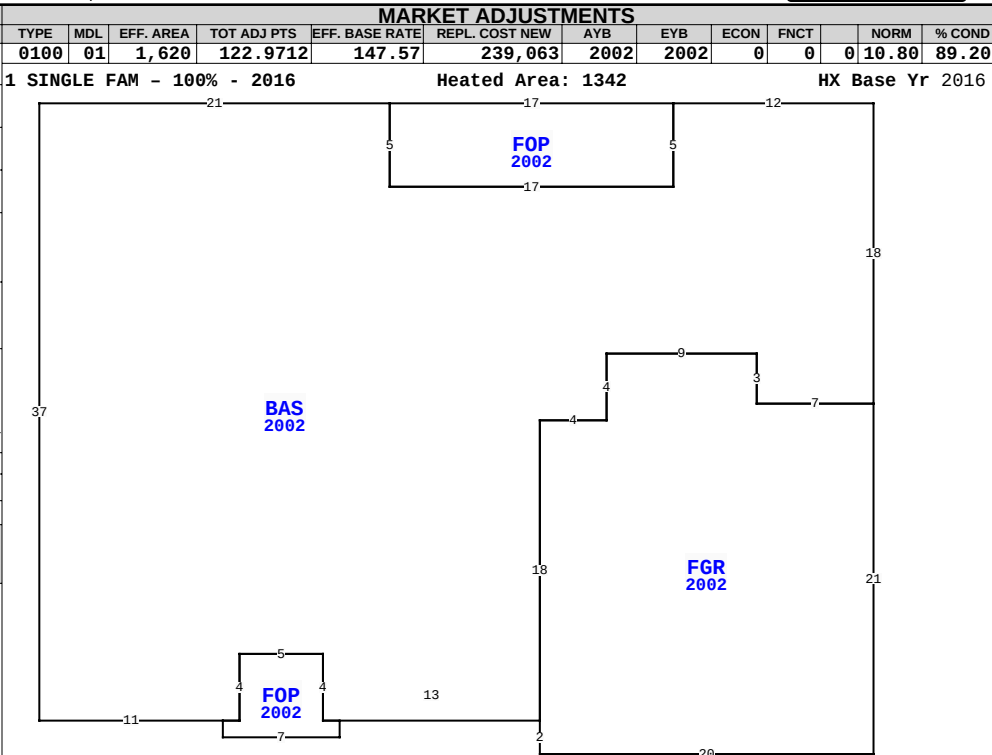
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,342	100	2002	1,342	176,651
FGR	443	55	2002	244	32,118
FOP	27	30	2002	8	1,053
FOP	85	30	2002	26	3,423
TOTALS	1,897			1,620	213,244

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	602.00	SF	6.24
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00
3	0866	POOL FIBER	0	100	0	0	208.00	SF	86.40
4	0845	KOOL DECK	0	100	0	0	1,307.00	SF	8.70
5	0940	SHEDS/PORT	0	100	0	0	240.00	SF	36.00
6	0681	POLE SHED	0	100	0	0	200.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00

REVIEW DATE 11/23/2021 BY NW



86154 GRAHAM CT, YULEE	BLD DATE	LGL DATE	04/22/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	602.00	SF	6.24	6.24	100	2002	2002	3	80	3,005	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2002	2002	3	85	3,570	
3	0866	POOL FIBER	0	100	0	0	208.00	SF	86.40	86.40	100	2005	2005	3	22	3,954	
4	0845	KOOL DECK	0	100	0	0	1,307.00	SF	8.70	8.70	100	2005	2005	3	84	9,552	
5	0940	SHEDS/PORT	0	100	0	0	240.00	SF	36.00	36.00	100	2008	2008	3	31	2,678	
6	0681	POLE SHED	0	100	0	0	200.00	SF	18.00	18.00	100	2008	2008	3	48	1,728	

TOTAL OB/XF													24,487	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
03	RSF-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	85,000.00	85,000.00				

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		232,855	
TOTAL MARKET OB/XF VALUE		24,487	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		342,342	
SOH/AGL Deduction		160,879	
ASSESSED VALUE		181,463	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		130,741	
TOTAL JUST VALUE		342,342	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		332,137	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005940	ADDITION	36,921	08/18/2021
B0515166	SWIM POOL	30,307	01/01/2005
B029721	NEW CONSTR	103,964	06/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1988/0656	3/25/2015	SW	Q	I	01	165,000	
GRANTOR: MATAWIN VENTURES TRUS							
GRANTEE: WARD RYAN M & JULIA							
1943/0758	10/07/2014	WD	U	I	12	203,100	
GRANTOR: PHILLIPS PAUL B ET AL							
GRANTEE: MATAWIN VENTURES TR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W12 FOP=[YR=2002] W17 S5 E17 N5\$ S5 W17 N5 W21 S37 E11 FOP=[YR=2002] S1 E7 N1 W1 N4 W5 S4 W1\$ E1 N4 E5 S4 E13 FGR=[YR=2002] S2 E20 N21 W7 N3 W9 S4 W4 S18\$ N18 E4 N4 E9 S3 E7 N18\$.									

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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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	720	100
	2021	720
		19,611
TOTALS	720	720 19,611

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	28.08	20,218	2021	2021	0	0	0	3.00	97.00
2 GARAGE RES - 100% - 2016												
Heated Area: 720												
HX Base Yr 2016												
24 30 30 24 BAS 2021												
BLD DATE						LGL DATE			04/22/2025			
XF DATE						LAND DATE			MLU			