

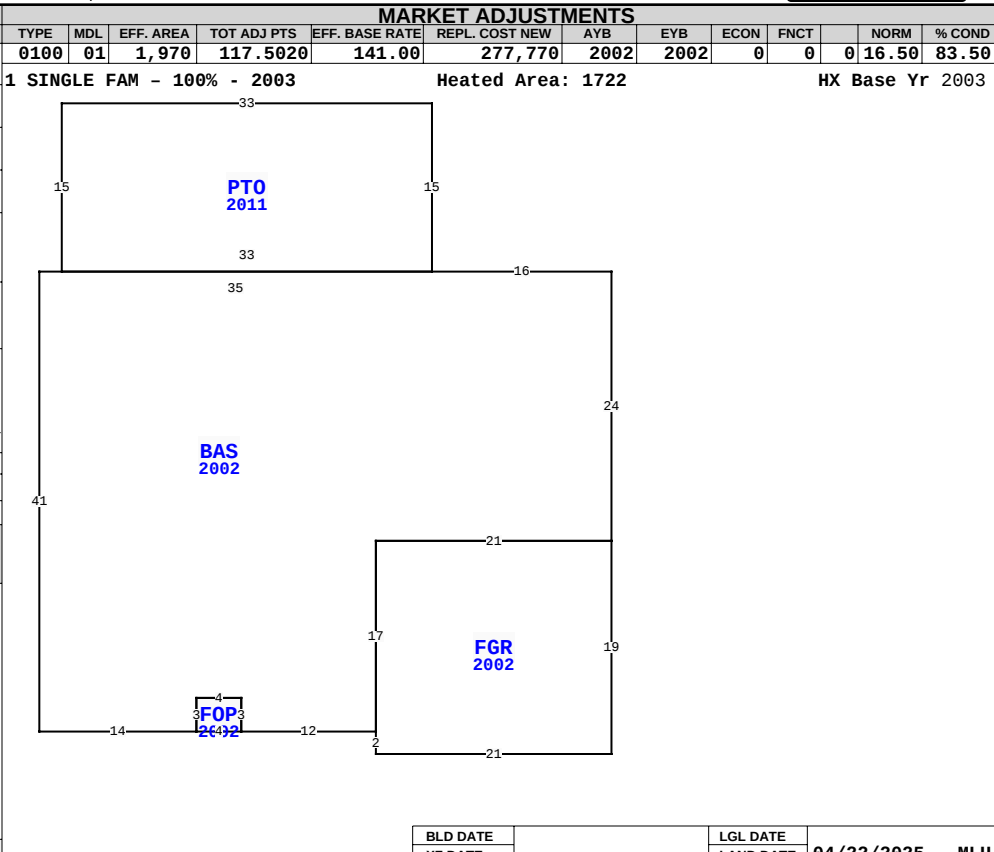


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	1,722	100	2002	1,722	202,740
FGR	399	55	2002	219	25,784
FOP	12	30	2002	4	471
PTO	495	5	2011	25	2,943
TOTALS	2,628			1,970	231,938

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	0	0	872.00	SF	6.24	



86136 GRAHAM CT, YULEE	BLD DATE	LGL DATE	04/22/2025	MLU
	XF DATE	LAND DATE		
	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		231,938	
TOTAL MARKET OB/XF VALUE		4,353	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		321,291	
SOH/AGL Deduction		182,687	
ASSESSED VALUE		138,604	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		87,882	
TOTAL JUST VALUE		321,291	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,783	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25093	ADDITION	1,500	09/01/2011
B029280	NEW CONSTR	122,086	01/01/2002
E029187	NEW CONSTR	2,000	01/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1065/0302	6/26/2002	WD	Q	I		132,100	
GRANTOR: MEADOWFIELD OF JACKSO							
GRANTEE: HAGAN CHERYL & GARY							
1016/1409	10/30/2001	WD	U	V	19	43,000	
GRANTOR: PAGE HILL ASSOCIATES							
GRANTEE: MEADOWFIELD OF JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W16 PTO=[YR=2011] N15 W33 S15 E33\$ W35 S41 E14 FOP=[YR=2002] E4 N3 W4 S3\$ N3 E4 S3 E12 FGR=[YR=2002] S2 E21 N19 W21 S17\$ N17 E21 N24\$.									

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
TOTAL OB/XF 4,353									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000		