

AUDETTE JAY R SR & SHERRI L
86112 GRAHAM COURT
YULEE, FL 32097

2025



9 780130 261609

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall05

AVERAGE 80

Exterior Wall16

WD FR STUC 20

Roof Structure03

GABLE/HIP 100

Roof Cover03

COMP SHNGL 100

Interior Wall05

DRYWALL 100

Interior Floor14

CARPET 80

Interior Floor08

SHT VINYL 20

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms3

100

Bathrooms2

100

Frame Stories1.

WOOD FRAME 100

Units0

1. 100

Occupancy00

NONE 100

Quality05

Quality Level 05

DOR CODE0100

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

1,561

100

2002

1,561

193,810

FGR

462

55

2002

254

31,536

FOP

64

30

2002

19

2,359

FOP

85

30

2002

26

3,228

TOTALS

2,172

1,860

230,933

EXTRA FEATURES

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

0100

0

0

792.00

SF

6.24

6.24

100

2002

2002

3

80

3,954

2

0500

FP-PRE FAB

0100

0

0

1.00

UT

4,200.00

4,200.00

100

2002

2002

3

85

3,570

3

0845

KOOL DECK

0100

0

0

601.00

SF

8.70

8.70

100

2003

2003

3

82

4,288

4

0861

POOL GUNIT

0100

0

0

450.00

SF

102.00

102.00

100

2003

2003

3

29

13,311

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

06/04/2024

BY

KBA

Total Acres:

0.00

Total Land Value:

85,000

Market:

0

Agricultural:

0

Common:

85,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,860

115.9928

139.19

258,893

2002

2002

0

0

0

10.80

89.20

HEATED AREA: 1561

HX Base Yr 2017

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/22/2025

MLU

86112 GRAHAM CT, YULEE

25,123

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

230,933

TOTAL MARKET OB/XF VALUE

25,123

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

341,056

SOH/AGL Deduction

157,649

ASSESSED VALUE

183,407

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

132,685

TOTAL JUST VALUE

341,056

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

327,308

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2082/0751

10/28/2016

WD Q

I

01

205,000

GRANTOR: LAUGHLIN RICHARD V

GRANTEE: AUDETTE JAY R SR &

1400/1680

3/31/2006

WD Q

I

223,500

GRANTOR: DE LAND MOYA H

GRANTEE: LAUGHLIN RICHARD V

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FOP=[YR=2002] W17 S5 E17 N5 \$ S5 W34 S36 E11 FOP=[YR=2002] S2 E8 N2 E8 FGR=[YR=2002] S13 E21 N22 W21 S9\$ N2 W10 N5 W4 S7 W2 \$ E2 N7 E4 S5 E10 N7 E21 N32 \$.