LOT 28
PAGE HILL #1 PB 6/237

GALE STEPHEN W & LISA J
86100 GRAHAM CT
YULEE, FL 32097

2025

51-3N-27-1625-0028-0000

BUILDING CHARACTERISTICS

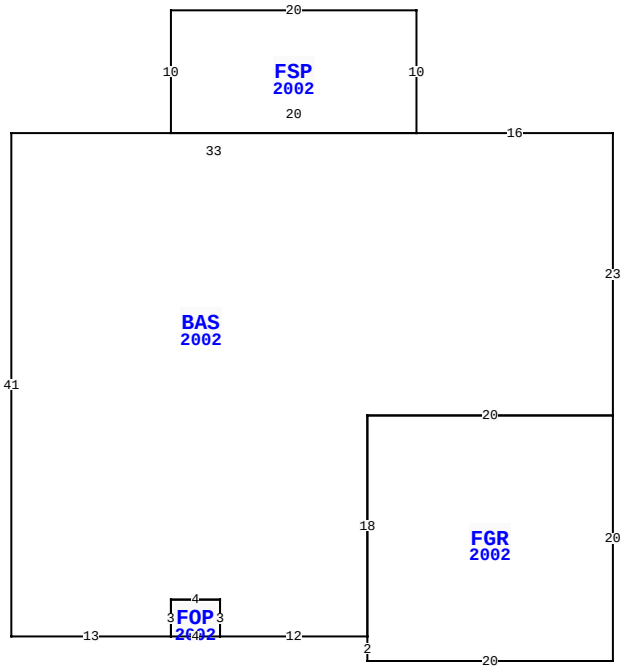
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,637	100	2002	1,637	222,888
FGR	400	55	2002	220	29,955
FOP	12	30	2002	4	544
FSP	200	40	2002	80	10,892
TOTALS	2,249			1,941	264,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,941	124.6168	149.54	290,257	2002	2007	0	0	0	8.95	91.05

1 SINGLE FAM – 100% - 2022 Heated Area: 1637 HX Base Yr 2022



86100 GRAHAM CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,279
TOTAL MARKET OB/XF VALUE		4,024
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		353,303
SOH/AGL Deduction		121,635
ASSESSED VALUE		231,668
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		180,946
TOTAL JUST VALUE		353,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009545	REPAIR/RRF	10,327	10/27/2017
B029547	NEW CONSTR	122,086	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2509/1157	10/29/2021	WD	Q	I	01	287,500
GRANTOR: BOYD DAVID C & NICOLE						
GRANTEE: GALE STEPHEN W & LI						
2015/1305	11/23/2015	SW	U	I	12	137,900
GRANTOR: LSF8 MASTER PARTICIPA						
GRANTEE: BOYD DAVID C & NICO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 FSP=[YR=2002] N10 W20 S10 E20$ W33 S41 E13 FOP=[YR=2002] E4 N3 W4 S3$ N3 E4 S3 E12 FGR=[YR=2002] S2 E20 N20 W20 S18$ N18 E20 N23 $.

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	806.00	SF	6.24	6.24	100	2002	2002	3	80	4,024	

LAND DESCRIPTION

TOTAL OB/XF 4,024

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