LOT 30
IN OR 1987/359
PAGE HILL #1 PB 6/237

WISSEL-SINGLETON MICHELLE/SINGLETON SCOTT STEPHEN
86066 GRAHAM CT
YULEE, FL 32097

2025

51-3N-27-1625-0030-0000

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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

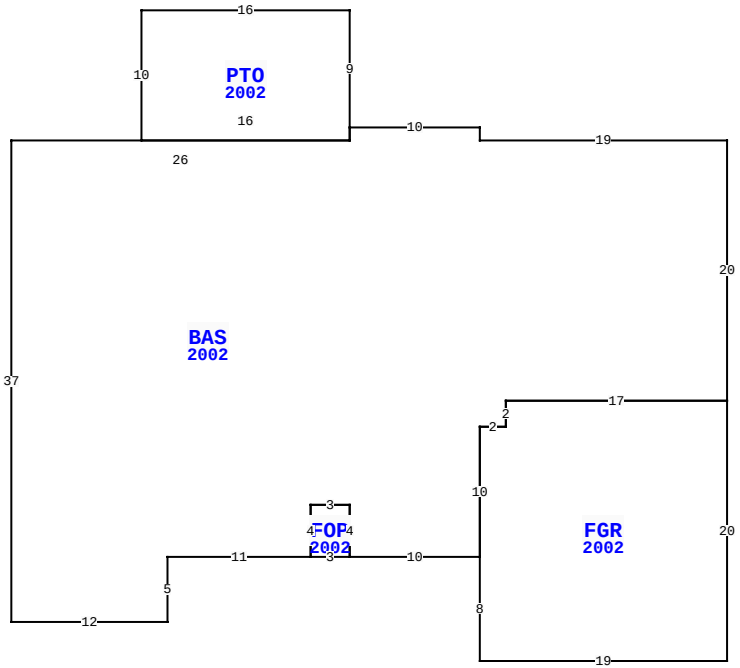
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,594	100	2002	1,594	199,455
FGR	376	55	2002	207	25,901
FOP	12	30	2002	4	500
PTO	160	5	2002	8	1,001
TOTALS	2,142			1,813	226,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,813	118.3600	142.03	257,500	2002	2002	0	0	0	11.90	88.10

1 SINGLE FAM – 100% - 2003 Heated Area: 1594 HX Base Yr 2003



86066 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		226,858
TOTAL MARKET OB/XF VALUE		3,944
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		315,802
SOH/AGL Deduction		178,831
ASSESSED VALUE		136,971
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,249
TOTAL JUST VALUE		315,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029511	NEW CONSTR	116,320	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1987/0359	6/18/2015	QC	U	I	11	100
GRANTOR: WISSEL-SINGLETON MICH						
GRANTEE: WISSEL-SINGLETON MI						
1980/0552	5/16/2015	QC	U	I	11	100
GRANTOR: WISSEL BRUCE D						
GRANTEE: WISSEL-SINGLETON MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W19 N1 W10 PTO=[YR=2002] N9 W16 S10 E16 N1$ S1 W26 S37 E12 N5 E11 FOP=[YR=2002] E3 N4 W3 S4$ N4 E3 S4 E10 FGR=[YR=2002] S8 E19 N20 W17 S2 W2 S10$ N10 E2 N2 E17 N20$.

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	790.00	SF	6.24	6.24	100	2002	2002	3	80	3,944	

LAND DESCRIPTION

TOTAL OB/XF 3,944

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		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