LOT 33
IN OR 2235/413
PAGE HILL #1 PB 6/237

CLARK PAULA K/TYLER MARK
28132 GRANDVIEW MNR
YULEE, FL 32097

2025

51-3N-27-1625-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

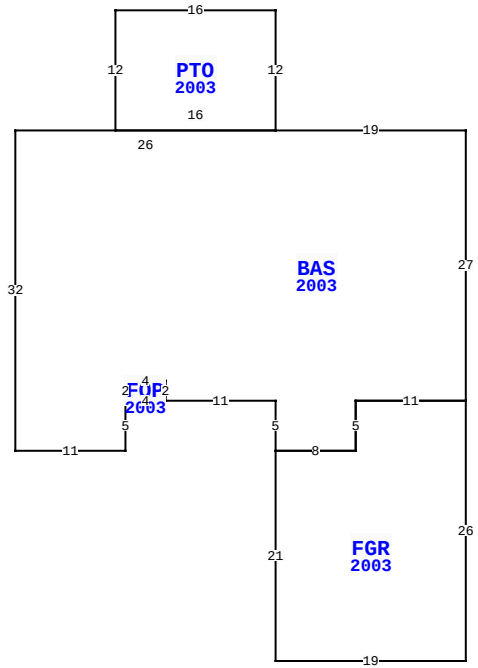
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,302	100	2003	1,302	171,905
FGR	454	55	2003	250	33,008
FOP	8	30	2003	2	264
PTO	192	5	2003	10	1,321
TOTALS	1,956			1,564	206,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,564	122.6346	147.16	230,158	2003	2003	0	0	0	10.28	89.72

1 SINGLE FAM – 0% - 0 Heated Area: 1302 HX Base Yr



86016 GRAHAM CT, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,498
TOTAL MARKET OB/XF VALUE	4,769
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	296,267
SOH/AGL Deduction	47,459
ASSESSED VALUE	248,808
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,808
TOTAL JUST VALUE	296,267
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006485	REPAIR/RRF	6,000	07/18/2017
B0363787	NEW CONSTR	101,839	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2235/0413	11/02/2018	WD	Q	I	02	182,500
GRANTOR: POWELL BARRY ROSS						
GRANTEE: CLARK PAULA K & MAR						
1189/0578	11/18/2003	WD	Q	I		118,000
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: POWELL BARRY ROSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W19 PTO=[YR=2003] N12 W16 S12 E16 $ W26 S32 E11 N5 FOP=[YR=2003] E4 N2 W4 S2 $ N2 E4 S2 E11 S5 FGR=[YR=2003] S21 E19 N26 W11 S5 W8 $ E8 N5 E11 N27 $.

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	0	0	0	932.00	SF	6.24	6.24	100	2003	2003	3	82	4,769	

LAND DESCRIPTION

TOTAL OB/XF 4,769

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	0		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