

BLOCK 2 LOT 5
IN OR 1460/297
WILSON NECK LANDING 2 PB 4/72

GRAVES JEFFREY LEE & DEBRA M
85113 SARA ROAD
YULEE, FL 32097-9450

2026

43-2N-27-4648-0002-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

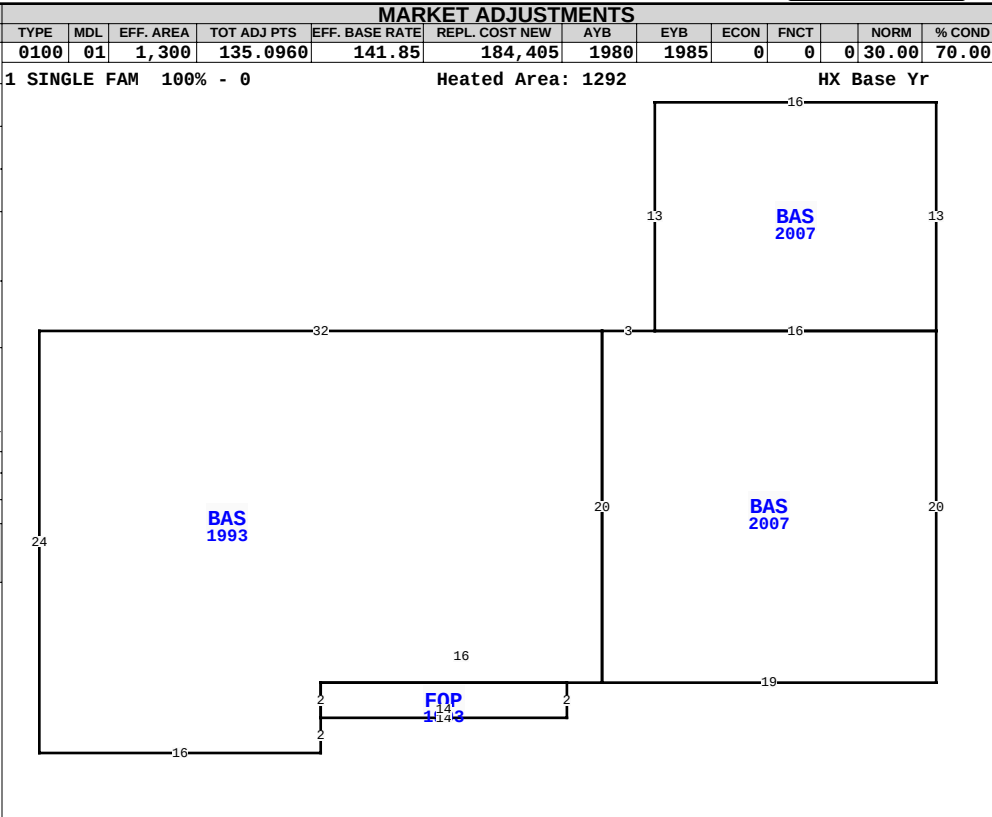
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	1993	704	69,903
BAS	208	100	2007	208	20,654
BAS	380	100	2007	380	37,732
FOP	28	30	1993	8	795

TOTALS	1,320			1,300	129,084
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	2,000.00
4	1242	WD DECK A	0	100	16	10	160.00	SF 10.00	10.00
5	0940	SHEDS/PORT	0	100	14	12	168.00	SF 30.00	30.00

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	0006	OR	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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85113 SARA RD, YULEE	BLD DATE	LGL DATE	05/11/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	2,000.00	100	1980	1980	3	42	840	
4	1242	WD DECK A	0	100	16	10	160.00	SF 10.00	10.00	100	2000	2000	3	20	320	
5	0940	SHEDS/PORT	0	100	14	12	168.00	SF 30.00	30.00	100	2000	2000	3	20	1,008	

TOTAL OB/XF										2,168						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00

Total Acres: 0.00	Total Land Value: 90,000	Market: 0	Agricultural: 0	Common: 90,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				129,084	
TOTAL MARKET OB/XF VALUE				2,168	
TOTAL LAND VALUE - MARKET				90,000	
TOTAL MARKET VALUE				221,252	
SOH/AGL Deduction				128,815	
ASSESSED VALUE				92,437	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				41,026	
TOTAL JUST VALUE				221,252	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				212,469	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1460/0297	11/20/2006	QC	Q	I	01	100	
GRANTOR: GRAVES JEFFREY LEE & GRANTEE: GRAVES JEFFREY LEE							
0626/0158	5/14/1991	WD	U	I	10	6,900	
GRANTOR: SHEFFIELD WM ET AL GRANTEE: GRAVES JEFFREY LEE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2007] W16 S13 BAS=[YR=2007] W3 BAS=[YR=1993] W32 S24 E16 N2 FOP=[YR=1993] E14 N2 W14 S2\$ N2 E16 N20\$ S20 E19 N20 W16\$ E16 N13\$.									