LOT 18
PAGE HILL #1 PB 6/237

**BOYLES ELIZABETH C**
86031 GRAHAM CT
YULEE, FL 32097-6417

**2026**

**51-3N-27-1625-0018-0000**

## BUILDING CHARACTERISTICS

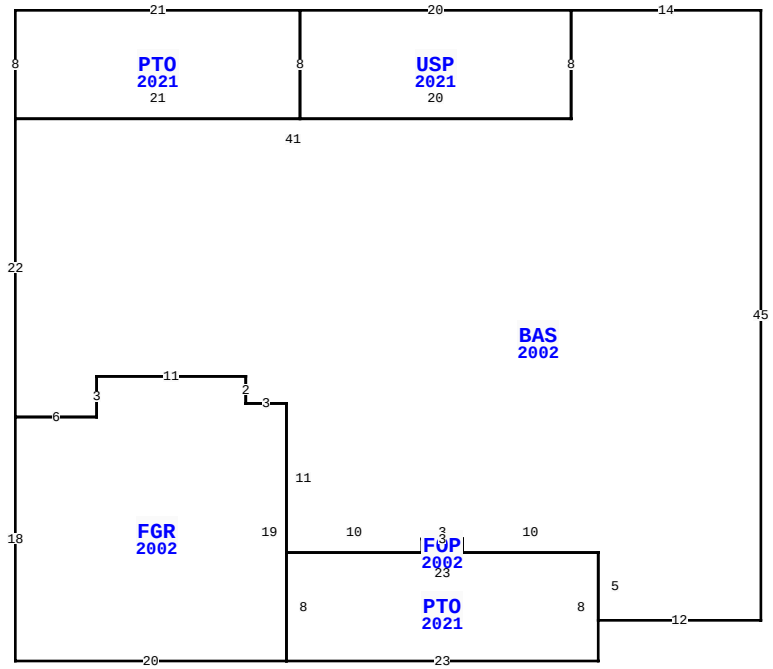
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 1,693 | 100 | 2002 | 1,693 | 195,535 |
| FGR | 396 | 55 | 2002 | 218 | 25,179 |
| FOP | 3 | 30 | 2002 | 1 | 116 |
| PTO | 168 | 5 | 2021 | 8 | 924 |
| PTO | 184 | 5 | 2021 | 9 | 1,039 |
| USP | 160 | 30 | 2021 | 48 | 5,544 |
| TOTALS | 2,604 | | | 1,977 | 228,336 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,977 | 94.9032 | 131.92 | 260,806 | 2002 | 2002 | 0 | 0 | 0 | 12.45 | 87.55 |

1 SNGL FAM 100% - 2020 Heated Area: 1693 HX Base Yr 2020




86031 GRAHAM CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/23/2026 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 | | 228,336 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 318,336 |
| SOH/AGL Deduction | | 113,055 |
| ASSESSED VALUE | | 205,281 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 153,870 |
| TOTAL JUST VALUE | | 318,336 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 334,349 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20010510 | SCRN POR | 3,864 | 10/30/2020 |
| 20008974 | WINDOWS | 0 | 10/19/2020 |
| 19004182 | REPAIR/RRF | 0 | 05/17/2019 |
| M025745 | H/AC | 0 | 01/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2296/1312 | 8/06/2019 | QC | U | I | 11 | 100 |
| GRANTOR: BOYLES DONALD J | | | | | | |
| GRANTEE: BOYLES ELIZABETH C | | | | | | |
| 1480/1628 | 2/23/2007 | WD | Q | I | | 189,000 |
| GRANTOR: CLAXTON GERRY J | | | | | | |
| GRANTEE: BOYLES ELIZABETH C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W14 USP=[YR=2021] W20 PTO=[YR=2021] W21 S8 E21 N8$ S8 E20 N8$ S8 W41 S22 FGR=[YR=2002] S18 E20 PTO=[YR=2021] E23 N8 W23 S8$ N19 W3 N2 W11 S3 W6$ E6 N3 E11S2 E3 S11 E10 FOP=[YR=2002] E3 N1 W3S1$ N1 E3 S1 E10 S5 E12 N45$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 90,000.00 | 90,000.00 | 90,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS