LOT 19
IN OR 1199/199
PAGE HILL #1 PB 6/237

FILLION PAUL R & HELEN D
86035 GRAHAM CT
YULEE, FL 32097

2026

51-3N-27-1625-0019-0000

BUILDING CHARACTERISTICS

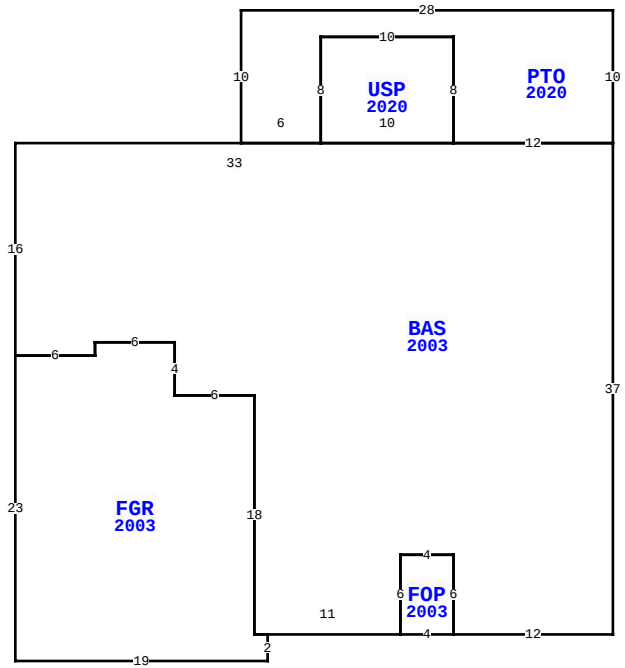
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
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	1,275	100	2003	1,275	157,607
FGR	404	55	2003	222	27,442
FOP	24	30	2003	7	865
PTO	200	5	2020	10	1,236
USP	80	30	2020	24	2,967
TOTALS	1,983			1,538	190,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,538	99.6948	138.58	213,136	2003	2003	0	0	0	10.80	89.20

1 SNGL FAM 100% - 2004 Heated Area: 1275 HX Base Yr 2004



BLD DATE	09/20/2012 KK	LGL DATE	
XF DATE		LAND DATE	03/23/2026 MLU
INC DATE		AG DATE	

86035 GRAHAM CT, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,117
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		280,117
SOH/AGL Deduction		151,309
ASSESSED VALUE		128,808
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,397
TOTAL JUST VALUE		280,117
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002952	SCRN ENCL	1,932	05/15/2020
B25658	REMODEL	1,451	02/01/2012
B0363766	NEW CONSTR	98,082	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1199/0199	12/31/2003	WD	Q	I		117,000
GRANTOR: WATSON HOMES BUILDERS						
GRANTEE: FILLION PAUL R & HE						
1096/1744	11/25/2002	WD	U	V	19	220,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WATSON HOME BUILDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W12 USP=[YR=2020] N8 W10 S8 E10$ W33 S16
FGR=[YR=2003] S23 E19 N2 W1 N18 W6 N4 W6 S1 W6$ E6 N1 E6 S4
E6 S18 E11 FOP=[YR=2003] E4 N6 W4 S6$ N6 E4 S6 E12 N37$
PTO=[YR=2020] N10 W28 S10 E6 N8 E10 S8 E12$.

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