LOT 22
IN OR 1191/1474
PAGE HILL #1 PB 6/237

TIPTON LUANN
86129 GRAHAM COURT
YULEE, FL 32097

2026

51-3N-27-1625-0022-0000

BUILDING CHARACTERISTICS

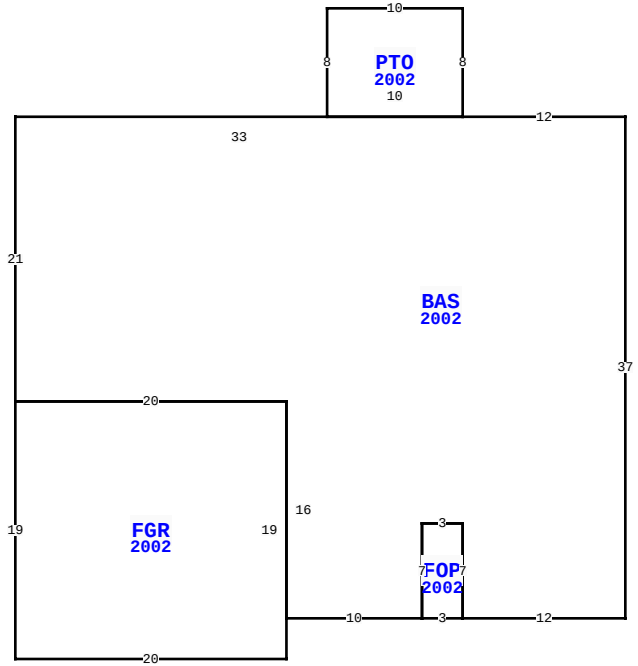
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,324	100	2002	1,324	162,108
FGR	380	55	2002	209	25,590
FOP	21	30	2002	6	735
PTO	80	5	2002	4	489
TOTALS	1,805			1,543	188,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,543	100.6128	139.85	215,789	2002	2002	0	0	0	12.45	87.55

1 SNGL FAM 100% - 2004 Heated Area: 1324 HX Base Yr 2004



86129 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		188,923
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		281,863
SOH/AGL Deduction		153,189
ASSESSED VALUE		128,674
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		72,263
TOTAL JUST VALUE		281,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004023	REPAIR/RRF	0	05/13/2019
B029281	NEW CONSTR	96,960	01/01/2002
P025398	NEW CONSTR	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1191/1474	12/01/2003	WD	Q	I		131,500
GRANTOR: TAYLOR CECILIA D						
GRANTEE: TIPTON LUANN & ERIC						
1058/1258	5/30/2002	WD	Q	I		108,800
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: TAYLOR CECILIA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 PTO=[YR=2002] N8 W10 S8 E10$ W33 S21
FGR=[YR=2002] S19 E20 N19 W20$ E20 S16 E10 FOP=[YR=2002] E3
N7 W3 S7$ N7 E3 S7 E12 N37$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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