LOT 24
IN OR 1763/859
PAGE HILL #1 PB 6/237

TYO MARY L
86156 GRAHAM COURT
YULEE, FL 32097

2026

51-3N-27-1625-0024-0000

BUILDING CHARACTERISTICS

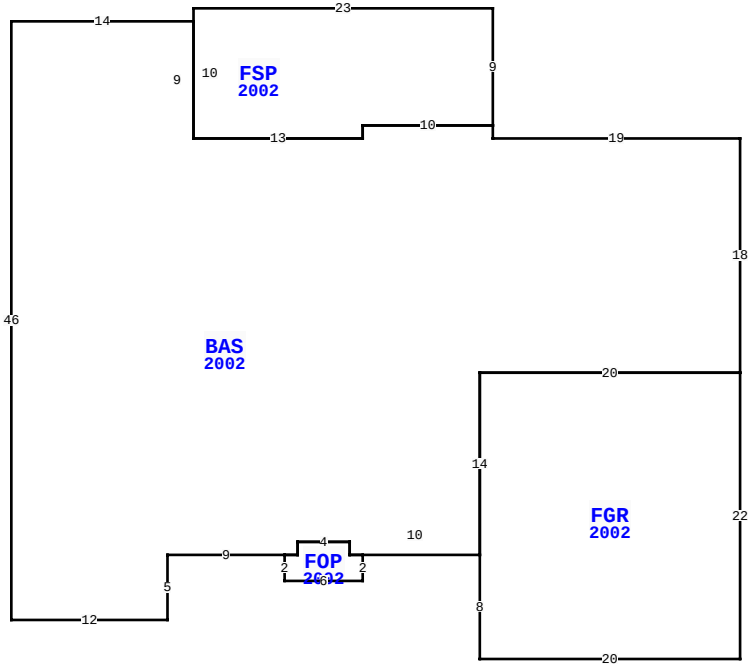
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,704	100	2002	1,704	195,990
FGR	440	55	2002	242	27,834
FOP	16	30	2002	5	575
FSP	220	40	2002	88	10,122
TOTALS	2,380			2,039	234,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,039	95.1678	132.28	269,719	2002	2002	0	0	0	13.05	86.95

1 SNGL FAM 100% - 2003 Heated Area: 1704 HX Base Yr 2003



86156 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		234,521
TOTAL MARKET OB/XF VALUE		34,000
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		358,521
SOH/AGL Deduction		201,227
ASSESSED VALUE		157,294
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		105,883
TOTAL JUST VALUE		358,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515165	SWIM POOL	22,170	01/01/2005
B029509	NEW CONSTR	127,369	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1763/0859	9/27/2011	QC	U	I	11	100
GRANTOR: TYO CRAIG M						
GRANTEE: TYO MARY L						
1078/1829	9/04/2002	WD	Q	I		132,600
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: TYO CRAIG & MARY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W19 N1 FSP=[YR=2002] N9 W23 S10 E13 N1 E10 $ W10 S1 W13 N9 W14 S46 E12 N5 E9 FOP=[YR=2002] S2 E6 N2 W1 N1 W4 S1 W1 $ E1 N1 E4 S1 E10 FGR=[YR=2002] S8 E20 N22 W20 S14 $ N14 E20 N18 $.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2005	2005	03	85	34,000	

LAND DESCRIPTION

TOTAL OB/XF 34,000

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