

WARD RYAN M & JULIA P
86154 GRAHAM CT
YULEE, FL 32097

2026



BUILDING CHARACTERISTICS

ELEMENT	CD				
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	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame Stories	02	WOOD FRAME 100			
Units	1.	1. 100			
		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	1,342	100	2002	1,342	166,471
FGR	443	55	2002	244	30,267
FOP	27	30	2002	8	993
FOP	85	30	2002	26	3,225
TOTALS	1,897			1,620	200,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,620	100.6128	139.85	226,557	2002	2002	0	0	0	11.30	88.70

1 SNGL FAM 100% - 2016 Heated Area: 1342 HX Base Yr 2016

Diagram showing building footprint with area labels:
- BAS 2002 (Basement)
- FOP 2002 (Front Porch)
- FGR 2002 (Front Garage)

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		218,008	
TOTAL MARKET OB/XF VALUE		40,204	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		348,212	
SOH/AGL Deduction		161,849	
ASSESSED VALUE		186,363	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		134,952	
TOTAL JUST VALUE		348,212	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		342,342	

PERMIT NUM DESCRIPTION AMT ISSUED

21005940 ADDITION 36,921 08/18/2021

B0515166 SWIM POOL 30,307 01/01/2005

B029721 NEW CONSTR 103,964 06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1988/0656	3/25/2015	SW	Q	I	01	165,000

GRANTOR:MATAWIN VENTURES TRUS

GRANTEE:WARD RYAN M & JULIA

1943/0758 10/07/2014 WD U I 12 203,100

GRANTOR:PHILLIPS PAUL B ET AL

GRANTEE:MATAWIN VENTURES TR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 FOP=[YR=2002] W17 S5 E17 N5\$ S5 W17 N5 W21 S37 E11 FOP=[YR=2002] S1 E7 N1 W1 N4 W5 S4 W1\$ E1 N4 E5 S4 E13 FGR=[YR=2002] S2 E20 N21 W7 N3 W9 S4 W4 S18\$ N18 E4 N4 E9 S3 E7 N18\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

TOTAL OB/XF

40,204

REVIEW DATE 01/01/2023 BY CD

Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000

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