LOT 32
IN OR 1940/209
PAGE HILL #1 PB 6/237

DECLEMENTI JENNIFER & ANTHONY R
86036 GRAHAM COURT
YULEE, FL 32097

2026

51-3N-27-1625-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

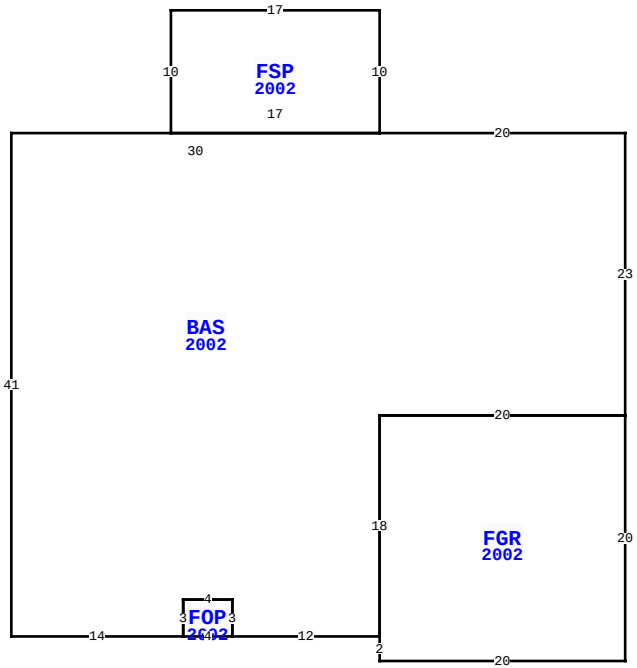
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,678	100	2002	1,678	191,995
FGR	400	55	2002	220	25,172
FOP	12	30	2002	4	458
FSP	170	40	2002	68	7,781
TOTALS	2,260			1,970	225,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,970	94.0212	130.69	257,459	2002	2002	0	0	0	12.45	87.55

1 SNGL FAM 100% - 2017 Heated Area: 1678 HX Base Yr 2017



86036 GRAHAM CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/23/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,405
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		315,405
SOH/AGL Deduction		119,594
ASSESSED VALUE		195,811
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,400
TOTAL JUST VALUE		315,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209831	NEW CONSTR	120,316	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/0209	9/29/2014	WD	Q	I	01	170,000
GRANTOR: CAREY DARLENE COPELAN						
GRANTEE: DECLEMENTI JENNIFER						
1751/0268	8/12/2011	QC	U	I	11	100
GRANTOR: CAREY DANIEL PATRICK						
GRANTEE: CAREY DARLENE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W20 FSP=[YR=2002] N10 W17 S10 E17$ W30 S41 E14 FOP=[YR=2002] E4 N3 W4 S3$ N3 E4 S3 E12 FGR=[YR=2002] S2 E20 N20 W20 S18$ N18 E20 N23$.

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 12/06/2024 BY KWX Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS