

BLK 6 PT OF TRACTS 38 & 39 OF
WILSON NECK LANDING SUB
PBK 4/71 & PT CYRUS BRIGGS

GOLDEN SHIRLEY D L/E/
85001 OAK GROVE PLACE
YULEE, FL 32097

2023

43-2N-27-0000-0001-0110



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	19	COMMON BRK 100	0100	01	2,999	116.9360	105.53	316,484	1985	1985	0	0	0	28.50	71.50	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													STANDARD													
Roof Cover	03	COMP SHNGL 100	Heated Area: 2394													Tax Group: 4 Tax Dist:													
Interior Wall	05	DRYWALL 100	HX Base Yr													BUILDING MARKET VALUE 226,286													
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE 10,518													
Interior Floo	13	LVT/LAMNT 20														TOTAL LAND VALUE - MARKET 232,960													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 469,764													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 249,083													
Bedrooms	3	100														ASSESSED VALUE 220,681													
Bathrooms	3	100														TOTAL EXEMPTION VALUE HX HB WX 55,000													
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 165,681													
Stories	2.	100														TOTAL JUST VALUE 469,764													
Units	0	100														NCON VALUE 0													
BUD8 Adjustme	04	DIST 01 100														INCOME VALUE													
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE 368,892													
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4048.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,050 100 1,050 79,227																													
FDU 120 65 78 5,885																													
FGR 672 55 370 27,918																													
FOP 100 30 30 2,264																													
FOP 424 30 127 9,582																													
FUS 1,344 100 1,344 101,410																													
TOTALS 3,710 2,999 226,286																													
EXTRA FEATURES			85001 OAK GROVE PL, YULEE																										
L N 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																													
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1985 1985 3 60 2,100																													
2 1127 BRICK 8" 0 100 11 13 143.00 SF 7.37 7.37 100 1985 1985 3 82 864																													
3 0810 CONCRETE A 0 100 16 9 144.00 SF 6.50 6.50 100 1985 1985 3 49.5 463																													
4 0812 CONCRETE C 0 100 0 0 1,207.00 SF 4.00 4.00 100 1994 1994 3 70 3,380																													
5 0350 CARPORT WD 0 100 14 32 448.00 SF 13.00 13.00 100 1972 1972 3 20 1,165																													
6 0940 SHEDS/PORT 0 100 20 12 240.00 SF 30.00 30.00 100 1998 1998 3 20 1,440																													
7 0681 POLE SHED 0 100 0 0 273.00 SF 15.00 15.00 100 1998 1998 3 27 1,106																													
LAND DESCRIPTION			TOTAL OB/XF 10,518																										
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 000115 C SFR ACRES 100 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 80,000.00 80,000.00 80,000																													
2 000115 C SFR ACRES 100 0.00 0.00 2.39 AC 1.00 1.00 0.80 80,000.00 64,000.00 152,960																													
REVIEW DATE 08/27/2018 BY SBX			Total Acres: 3.39													Total Land Value: 232,960													
			Market: 0													Agricultural: 0													
			Common: 232,960													PRINTED 08/02/2023 BY SYS													