PT OF CYRUS BRIGGS GRANT
SEC 43-2N-27E IN OR 1664/1292

LAWSON ANGELA
PO BOX 1724
YULEE, FL 32041-1724

2024

43-2N-27-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

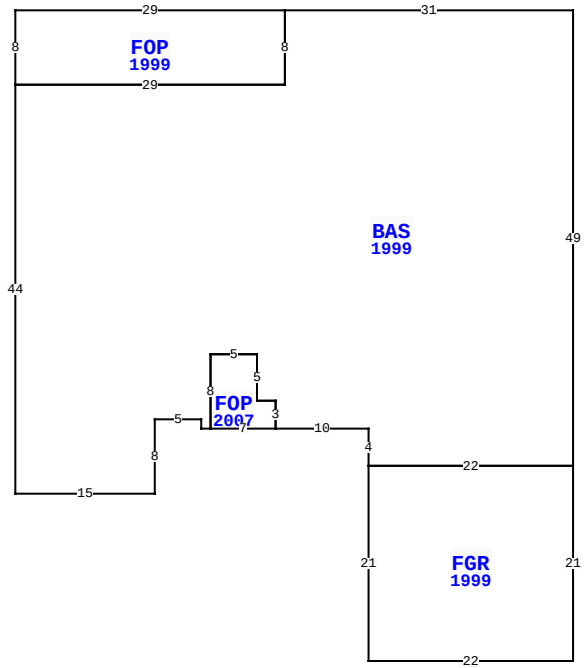
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,610	100	2,610	255,496
FGR	462	55	254	24,864
FOP	232	30	70	6,853
FOP	46	30	14	1,370
TOTALS	3,350		2,948	288,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,948	117.1000	111.24	327,936	1999	1999	0	0	0	12.00	88.00

1 SINGLE FAM – 100% - 2000 Heated Area: 2610 HX Base Yr 2000



85002 OAK GROVE PL, YULEE

BLD DATE	11/14/2019	KKA	LGL DATE		
XF DATE	11/14/2019	KKA	LAND DATE	11/14/2019	KKA
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,584
TOTAL MARKET OB/XF VALUE		11,424
TOTAL LAND VALUE - MARKET		89,600
TOTAL MARKET VALUE		389,608
SOH/AGL Deduction		181,273
ASSESSED VALUE		208,335
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,335
TOTAL JUST VALUE		389,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618108	XFOB	1,500	10/31/2006
B9805256	NEW CONSTR	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1664/1292	2/22/2010	WD	U	I	30	100
GRANTOR: STURGES ANGELA P						
GRANTEE: LAWSON ANGELA						
1423/0535	6/26/2006	QC	U	I	01	100
GRANTOR: STURGES CHARLES M						
GRANTEE: STURGES ANGELA P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W31 FOP=[YR=1999] W29 S8 E29 N8$ S8 W29 S44 E15 N8 E5 S1 E1 FOP=[YR=2007] E7 N3 W2 N5 W5 S8$ N8 E5 S5 E2 S3 E10 S4 FGR=[YR=1999] S21 E22 N21 W22$ E22 N49$.

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
1	0811	CONCRETE B	0	100	26	20	520.00	SF	5.20	5.20	100	2000	2000	3	79	2,136	
2	0810	CONCRETE A	0	100	0	0	127.00	SF	6.50	6.50	100	2000	2000	3	79	652	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2005	2005	3	24	576	
4	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	2006	2006	3	44	4,928	
5	0681	POLE SHED	0	100	20	6	120.00	SF	15.00	15.00	100	2006	2006	3	44	792	
6	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2014	2014	3	65	2,340	

LAND DESCRIPTION

TOTAL OB/XF 11,424

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	80,000.00	80,000.00	89,600							

REVIEW DATE 11/14/2019 BY KKA Total Acres: 1.12 Total Land Value: 89,600 Market: 0 Agricultural: 0 Common: 89,600 PRINTED 08/06/2024 BY SYS