

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

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,050	100	1,050	82,818
FDU	120	65	78	6,152
FGR	672	55	370	29,183
FOP	100	30	30	2,366
FOP	424	30	127	10,017
FUS	1,344	100	1,344	106,007

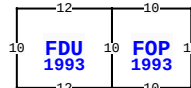
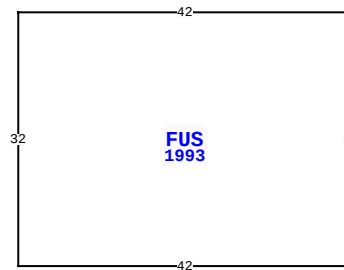
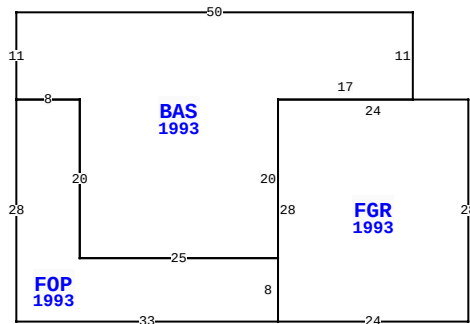
TOTALS	3,710		2,999	236,543
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	1127	BRICK 8"	0	100	11	13	143.00	SF	7.37
3	0810	CONCRETE A	0	100	16	9	144.00	SF	6.50
4	0812	CONCRETE C	0	100	0	0	1,207.00	SF	4.00
5	0350	CARPORT WD	0	100	14	32	448.00	SF	13.00
6	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00
7	0681	POLE SHED	0	100	0	0	273.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00
2	000115	C	SFR ACRES	100		OR	0.00	0.00	2.39

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,999	116.9360	111.09	333,159	1985	1985	0	0	0	29.00	71.00

1 SINGLE FAM - 100% - 0 Heated Area: 2394 HX Base Yr



85001 OAK GROVE PL, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF 10,277

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
BUILDING MARKET VALUE		236,543	
TOTAL MARKET OB/XF VALUE		10,277	
TOTAL LAND VALUE - MARKET		232,960	
TOTAL MARKET VALUE		479,780	
SOH/AGL Deduction		252,479	
ASSESSED VALUE		227,301	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		172,301	
TOTAL JUST VALUE		479,780	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		469,764	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/629	4/18/2023	LE	U	I	11	100
GRANTOR: GOLDEN SHIRLEY D						
GRANTEE: PERRY BEVERLY						
2318/1012	11/13/2019	WD	U	I	11	100
GRANTOR: GOLDEN SHIRLEY D						
GRANTEE: BRINDLEY JUDY I & C						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W50 S11 FOP=[YR=1993] S28 E33 FGR=[YR=1993] E24 N28 W24 S28\$ N8 W25 N20 W8\$ E8 S20 E25 N20 E17 N11\$ PTR=E22 FUS=[YR=1993] E42 S32 W42 N32\$ W22\$ PTR=S54 FDU=[YR=1993] E12 FOP=[YR=1993] E10 S10 W10 N10\$ S10 W12 N10\$ N54\$.									