PT OF CYRUS BRIGGS GRANT
SEC 43-2N-27E IN OR 961/1002
(EX ESMT IN OR 508/7)

KOONCE JEANNE B & DANNY L
85033 OAK GROVE PLACE
YULEE, FL 32097

2024

43-2N-27-0000-0001-0120

BUILDING CHARACTERISTICS

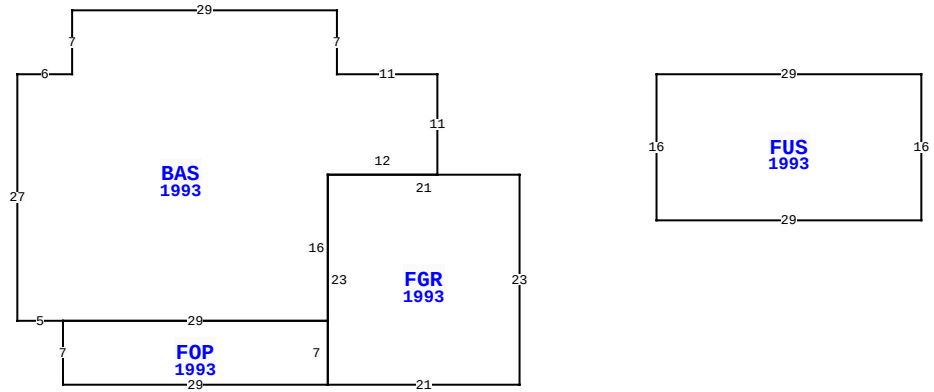
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,253	100	1,253	103,009
FGR	483	55	266	21,868
FOP	203	30	61	5,015
FUS	464	100	464	38,145
TOTALS	2,403		2,044	168,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,044	112.2100	106.60	217,890	1985	1985	0	0	0	22.88	77.12

1 SINGLE FAM – 100% - 2001 Heated Area: 1717 HX Base Yr 2001



85033 OAK GROVE PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,037
TOTAL MARKET OB/XF VALUE		4,561
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		252,598
SOH/AGL Deduction		119,124
ASSESSED VALUE		133,474
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,474
TOTAL JUST VALUE		252,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034083	MH MOVE-ON	0	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0961/1002	12/11/2000	WD	U	I		163,000
GRANTOR: CLAXTON BESSIE						
GRANTEE: KOONCE JEANNE B & D						
0512/0331	3/06/1987	FS	U	I		100
GRANTOR: CLAXTON W DOYLE & G						
GRANTEE: CLAXTON BESSIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N7 W29 S7 W6 S27 E5 FOP=[YR=1993] S7 E29 FGR=[YR=1993] E21 N23 W21 S23$ N7 W29 $ E29 N16 E12 N11 $ PTR=E24 FUS=[YR=1993] E29 S16 W29 N16 $ W24$.

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	0810	CONCRETE A	0	100	0	0	196.00	SF	6.50	6.50	100	1985	1985	3	47	599	
2	0802	ASPHALT B	0	100	58	16	928.00	SF	2.40	2.40	100	1987	1987	3	50	1,114	
3	0350	CARPORT WD	0	100	19	16	304.00	SF	13.00	13.00	100	1987	1987	3	20	790	
4	0825	BRICK	0	100	6	7	42.00	SF	12.50	12.50	100	1987	1987	3	83	436	
5	0810	CONCRETE A	0	100	30	16	480.00	SF	6.50	6.50	100	1987	1987	3	52	1,622	

LAND DESCRIPTION

TOTAL OB/XF 4,561

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	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS