

PT OF CYRUS BRIGGS GRANT
SEC 43-2N-27E IN OR 2388/183
(EX ESMT'S IN OR 550/114 &

BIGELOW KAYLEIGH
85038 OAK GROVE PL
YULEE, FL 32097

2024

43-2N-27-0000-0001-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4048.00
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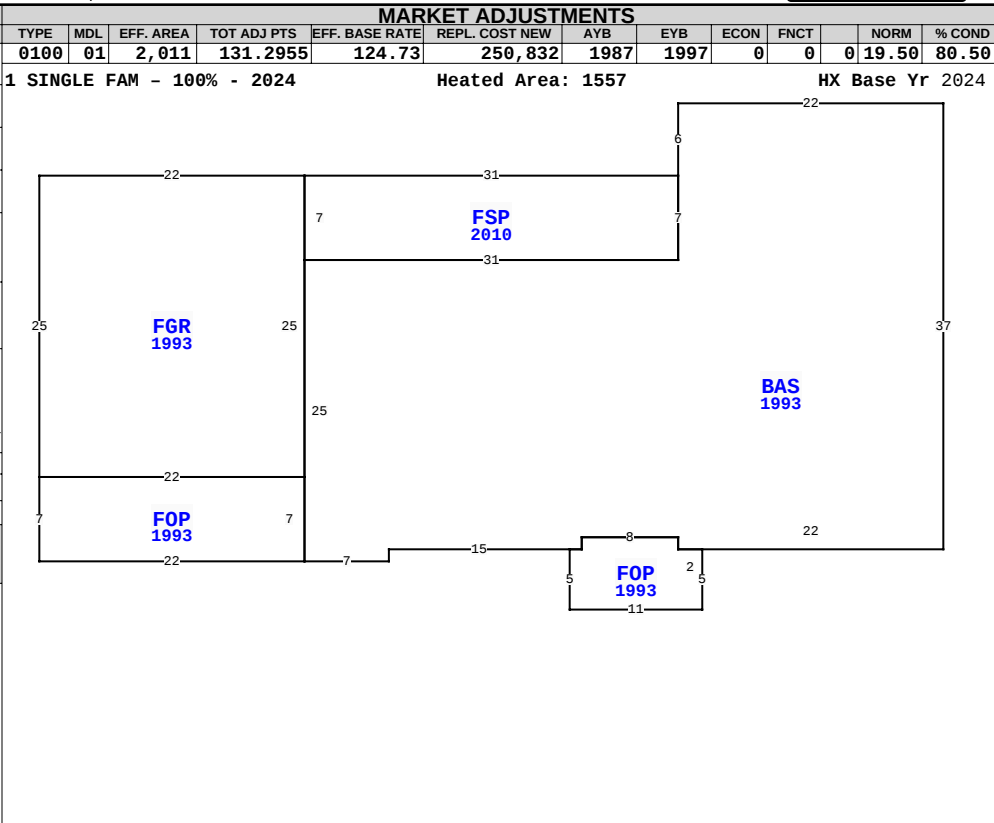
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100	1,557	156,335
FGR	550	55	302	30,323
FOP	63	30	19	1,908
FOP	154	30	46	4,619
FSP	217	40	87	8,736

TOTALS	2,541		2,011	201,920
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0	1,079.00	SF	5.20	5.20
2	0811	CONCRETE B	0	100	0	0	890.00	SF	5.20	5.20
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.26	AC

REVIEW DATE	02/02/2023	BY	NWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,079.00	SF	5.20	5.20	100	1986	1986	3	49.5	2,777	
890.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,754	
1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	

85038 OAK GROVE PL, YULEE

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		201,920			
TOTAL MARKET OB/XF VALUE		7,631			
TOTAL LAND VALUE - MARKET		80,640			
TOTAL MARKET VALUE		290,191			
SOH/AGL Deduction		0			
ASSESSED VALUE		290,191			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		240,191			
TOTAL JUST VALUE		290,191			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		282,202			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/0183	8/28/2020	WD	Q	I	01	223,000
GRANTOR: FINLEY BOBBY J JR & V						
GRANTEE: BIGELOW KAYLEIGH						
2182/1963	3/09/2018	WD	Q	I	01	198,300
GRANTOR: CONE MATTHEW						
GRANTEE: FINLEY BOBBY J JR &						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W22 S6 FSP=[YR=2010] W31 FGR=[YR=1993] W22 S25 FOP=[YR=1993] S7 E22 N7 W22 \$ E22 N25 \$ S7 E31 N7 \$ S7 W31 S25 E7 N1 E15 FOP=[YR=1993] S5 E11 N5 W2 N1 W8 S1 W1 \$ E1 N1 E8 S1 E22 N37 \$.													