

LAWSON ANGELA
PO BOX 1724
YULEE, FL 32041-1724

2025



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

03

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

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

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,610

100

1999

2,610

267,427

FGR

462

55

1999

254

26,025

FOP

232

30

1999

70

7,172

FOP

46

30

2007

14

1,434

TOTALS

3,350

2,948

302,060

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PRICE

REPL. COST NEWAYB

EYBECONFNCT

% CONDD

010001

2,948

117.1000

117.10

345,211

1999

1999

0

0

0

12.50

87.50

1 SINGLE FAM - 100% - 2000

Heated Area: 2610

HX Base Yr 2000

29

31

8

8

29

49

44

15

5

5

3

10

22

21

22

FOP

1999

BAS

1999

FOP

2007

FGR

1999

BLD DATE

11/14/2019

KKA

LGL DATE

05/08/2025

MLU

XF DATE

11/14/2019

KKA

LAND DATE

INC DATE

AG DATE

EXTRA FEATURES

85002 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 0811

CONCRETE B

0 100

26 20

520.00

SF

5.20

5.20

100

2000

2000

3

77

2,082

2 0810

CONCRETE A

0 100

0 0

127.00

SF

6.50

6.50

100

2000

2000

3

77

636

3 0940

SHEDS/PORT

0 100

8 10

80.00

SF

30.00

30.00

100

2005

2005

3

22

528

4 0510

GARAGE WD-

0 100

20 16

320.00

SF

35.00

35.00

100

2006

2006

3

40

4,480

5 0681

POLE SHED

0 100

20 6

120.00

SF

15.00

15.00

100

2006

2006

3

40

720

6 0351

CARPORT MT

0 100

20 18

360.00

SF

10.00

10.00

100

2014

2014

3

60

2,160

LAND DESCRIPTION

TOTAL OB/XF

10,606

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 000100

C

RES

100

OR

0.00

0.00

1.12

AC

1.00

1.00

1.00

85,000.00

85,000.00

95,200

REVIEW DATE

11/14/2019

BY

KKA

Total Acres: 1.12

Total Land Value: 95,200

Market: 0

Agricultural: 0

Common: 95,200

PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

302,060

TOTAL MARKET OB/XF VALUE

10,606

TOTAL LAND VALUE - MARKET

95,200

TOTAL MARKET VALUE

407,866

SOH/AGL Deduction

193,489

ASSESSED VALUE

214,377

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

163,655

TOTAL JUST VALUE

407,866

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

389,608

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

Q

I

01

100

GRANTOR: STURGES CHARLES M

GRANTEE: STURGES ANGELA P

BUILDING NOTES

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\$.