

**GOLDEN SHIRLEY D L/E/
85001 OAK GROVE PLACE
YULEE, FL 32097**

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

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	19	COMMON BRK 100					0100	01	2,999	116.9360	116.94	350,703	1985	1985	0	0	0	29.50	70.50	VALUATION BY STANDARD												
Roof Structure	03	GABLE/HIP 100					1 SINGLE FAM - 100% - 0 Heated Area: 2394 HX Base Yr 2000													Tax Group: 4 Tax Dist:												
Roof Cover	05	COMP SHNGL 100																		BUILDING MARKET VALUE 247,246												
Interior Wall	03	DRYWALL 100																		TOTAL MARKET OB/XF VALUE 10,030												
Interior Floor	14	CARPET 80																		TOTAL LAND VALUE - MARKET 247,520												
Interior Floor	13	LVT/LAMMT 20																		TOTAL MARKET VALUE 504,796												
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction 270,903												
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE 233,893												
Bedrooms		3 100																		TOTAL EXEMPTION VALUE HX HB WX 55,722												
Bathrooms		3 100																		BASE TAXABLE VALUE 178,171												
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE 504,796												
Stories	2.	2. 100																		NCON VALUE 0												
Units	0	100																		INCOME VALUE												
BUD8 Adjustme	04	DIST 01 100																		PREVIOUS YEAR MKT VALUE 479,780												
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	1,050	100	1993	1,050	86,565																											
FDU	120	65	1993	78	6,430																											
FGR	672	55	1993	370	30,504																											
FOP	100	30	1993	30	2,473																											
FOP	424	30	1993	127	10,470																											
FUS	1,344	100	1993	1,344	110,803																											
TOTALS		3,710			2,999	247,246																										
EXTRA FEATURES						85001 OAK GROVE PL, YULEE										BLD DATE		LGL DATE		05/08/2025 MLU												
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960																	
2	1127	BRICK 8"	0 100	11	13	143.00	SF	7.37	7.37	100	1985	1985	3	80	843																	
3	0810	CONCRETE A	0 100	16	9	144.00	SF	6.50	6.50	100	1985	1985	3	44	412																	
4	0812	CONCRETE C	0 100	0	0	1,207.00	SF	4.00	4.00	100	1994	1994	3	66	3,186																	
5	0350	CARPORT WD	0 100	14	32	448.00	SF	13.00	13.00	100	1972	1972	3	20	1,165																	
6	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	1998	1998	3	20	1,440																	
7	0681	POLE SHED	0 100	0	0	273.00	SF	15.00	15.00	100	1998	1998	3	25	1,024																	
LAND DESCRIPTION TOTAL OB/XF 10,030																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000															
2	000100	C	RES	100		OR	0.00	0.00	2.39	AC		1.00	1.00	0.80	85,000.00	68,000.00	162,520															
REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.39 Total Land Value: 247,520 Market: 0 Agricultural: 0 Common: 247,520 PRINTED 07/30/2025 BY SYS																																