

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

2025

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,253	100	1993	1,253	107,910
FGR	483	55	1993	266	22,908
FOP	203	30	1993	61	5,254
FUS	464	100	1993	464	39,960
TOTALS	2,403			2,044	176,031

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	196.00	SF	6.50	6.50	
2	0802	ASPHALT B	0	100	58	16	928.00	SF	2.40	2.40	
3	0350	CARPORT WD	0	100	19	16	304.00	SF	13.00	13.00	
4	0825	BRICK	0	100	6	7	42.00	SF	12.50	12.50	
5	0810	CONCRETE A	0	100	30	16	480.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		OR	0.00	0.00	1.00	AC	

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	112.21	229,357	1985	1985	0	0	23.25	76.75
1 SINGLE FAM - 100% - 2001 Heated Area: 1717 HX Base Yr 2001											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
4,440											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		176,031	
TOTAL MARKET OB/XF VALUE		4,440	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		265,471	
SOH/AGL Deduction		128,126	
ASSESSED VALUE		137,345	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		86,623	
TOTAL JUST VALUE		265,471	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		252,598	

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											
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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\$.											