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

2025

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

BUILDING CHARACTERISTICS

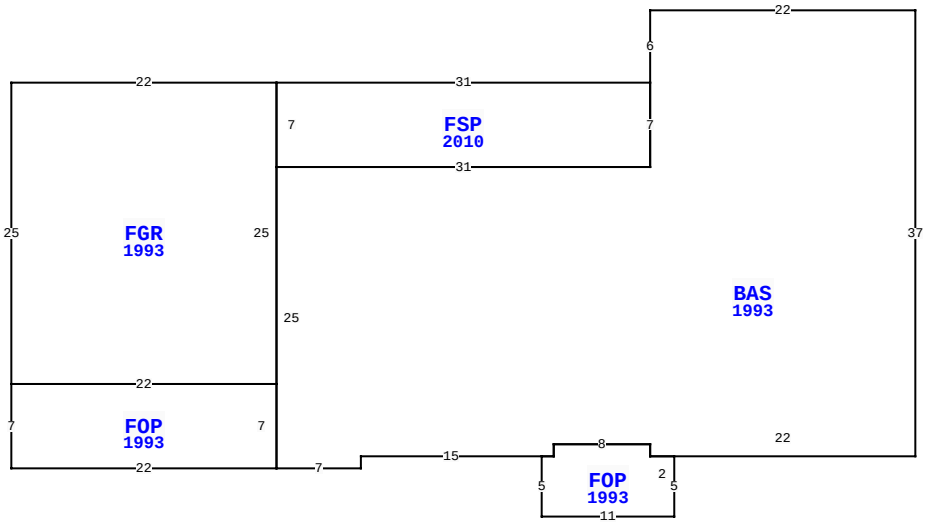
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100	1993	1,557	163,036
FGR	550	55	1993	302	31,623
FOP	63	30	1993	19	1,990
FOP	154	30	1993	46	4,817
FSP	217	40	2010	87	9,110
TOTALS	2,541			2,011	210,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,011	131.2955	131.30	264,044	1987	1997	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 2024 Heated Area: 1557 HX Base Yr 2024



85038 OAK GROVE PL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,575
TOTAL MARKET OB/XF VALUE		7,305
TOTAL LAND VALUE - MARKET		85,680
TOTAL MARKET VALUE		303,560
SOH/AGL Deduction		4,953
ASSESSED VALUE		298,607
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,885
TOTAL JUST VALUE		303,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,191

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 $.

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	0811	CONCRETE B	0	100	0	0	1,079.00	SF	5.20	5.20	100	1986	1986	3	47	2,637	
2	0811	CONCRETE B	0	100	0	0	890.00	SF	5.20	5.20	100	1990	1990	3	57	2,638	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 7,305

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	000100	C	RES	100		OR	0.00	0.00	1.26	AC		1.00	1.00	0.80	85,000.00	68,000.00	85,680							

REVIEW DATE 02/02/2023 BY NWA Total Acres: 1.26 Total Land Value: 85,680 Market: 0 Agricultural: 0 Common: 85,680 PRINTED 07/30/2025 BY SYS