LOT 3
IN OR 1058/426
PAGE HILL #1 PB 6/237

CASCO RICARDO B & KARI M
86063 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1625-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

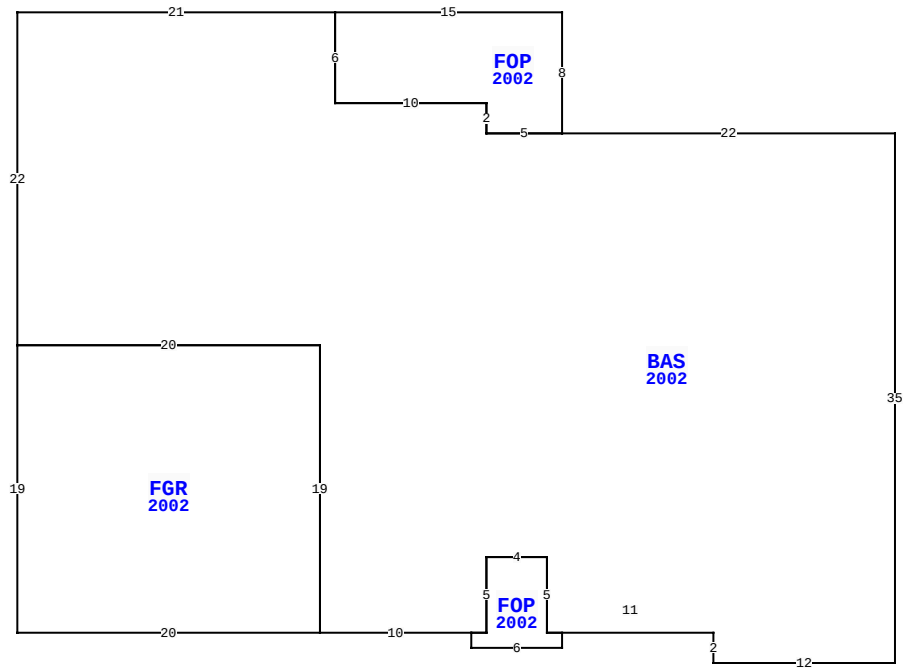
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,726	100	1,726	170,259
FGR	380	55	209	20,616
FOP	26	30	8	789
FOP	100	30	30	2,959
TOTALS	2,232		1,973	194,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,973	117.7176	106.24	209,612	2002	2007	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2003 Heated Area: 1726 HX Base Yr 2003



86063 WORTHINGTON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,625
TOTAL MARKET OB/XF VALUE		3,788
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		278,413
SOH/AGL Deduction		141,382
ASSESSED VALUE		137,031
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,031
TOTAL JUST VALUE		278,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004440	REPAIR/RRF	0	06/10/2020
E0209084	NEW CONSTR	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1058/0426	5/28/2002	WD	Q	I		142,000
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: CASCO RICARDO B & K						
0989/1762	6/04/2001	WD	U	V	19	64,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: TRADEMARK HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W22 FOP=[YR=2002] N8 W15 S6 E10 S2 E5$ W5 N2 W10 N6 W21 S22 FGR=[YR=2002] S19 E20 N19 W20$ E20 S19 E10 FOP=[YR=2002] S1 E6 N1 W1 N5 W4 S5 W1$E1 N5 E4 S5 E11 S2 E12 N35$.

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	0812	CONCRETE C	0	100	0	0	1,141.00	SF	4.00	4.00	100	2002	2002	3	83	3,788	

LAND DESCRIPTION

TOTAL OB/XF 3,788

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	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/01/2020 BY NWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS