

LOT 4
IN OR 2211/325
PAGE HILL #1 PB 6/237

COOPER JAMIE & CHRISTOPHER
86081 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1625-0004-0000



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	PAGE 1 of 1													
Exterior Wall	05	AVERAGE 70	0100	01	2,069	115.2382	104.00	215,176	2002	2007	0	0	0	8.28	91.72	VALUATION BY												
Exterior Wall	20	FACE BRICK 30	1 SINGLE FAM - 0% - 0												Heated Area: 1699													
Roof Structure	03	GABLE/HIP 100	HX Base Yr												STANDARD													
Roof Cover	03	COMP SHNGL 100	PTO 2004												FEP 2004													
Interior Wall	05	DRYWALL 100	BAS 2002												FGR 2002													
Interior Floor	14	CARPET 80	FOP 2002												FOP 2002													
Interior Floor	08	SHT VINYL 20																										
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																										
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	1,699	100	1,699	162,066																								
FEP	180	80	144	13,736																								
FGR	400	55	220	20,986																								
FOP	3	30	1	95																								
PTO	94	5	5	477																								
TOTALS	2,376		2,069	197,359																								
EXTRA FEATURES					86081 WORTHINGTON DR, 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045												
2	0811	CONCRETE B	0	0	0	0	1,037.00	SF	5.20	5.20	100	2002	2002	3	83	4,476												
3	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2007	2007	3	35	3,024												
4	0476	VF 6 SBPL	0	0	0	0	42.00	LF	32.00	32.00	100	2007	2007	3	74	995												
5	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	74	444												
6	0845	KOOL DECK	0	0	0	0	631.00	SF	7.25	7.25	100	2007	2007	3	89	4,072												
7	0861	POOL GUNIT	0	0	0	0	392.00	SF	85.00	85.00	100	2007	2007	3	52	17,326												
8	0911	SCRN RM A	0	0	0	0	1,122.00	SF	17.50	17.50	100	2007	2007	3	35	6,872												
TOTAL OB/XF 40,254																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
1	000100	C	SFR	0		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																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2211/0325	6/05/2018	SW	Q	I	02	245,000

GRANTOR: RMAC TRUST SERIES 201

GRANTEE: COOPER JAMIE & CHRI

2170/1106	1/04/2018	CT	U	I	18	140,100
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GRANTOR: CLERK OF COURT

GRANTEE: RMAC TRUST SERIES 2

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 FEP=[YR=2004] N4 W16 PTO=[YR=2004] W9 S12
E1 R2 U2 E6 N10\$ S10 E1 R2 D2 E12 N8 E1\$ W1 S8 W12 U2 L2
W7 D2 L2 W19 S20 FGR=[YR=2002] S20 E20 N20 W20\$ E20 S12 E10
FOP=[YR=2002] E3 N1W3 S1 \$ N1 E3 S1 E10 S5 E12 N45\$.