LOT 38
PAGE HILL #1 PB 6/237

BYMASTER JUSTIN RAY
86152 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1625-0038-0000

NASSAU COUNTY PROPERTY

4

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

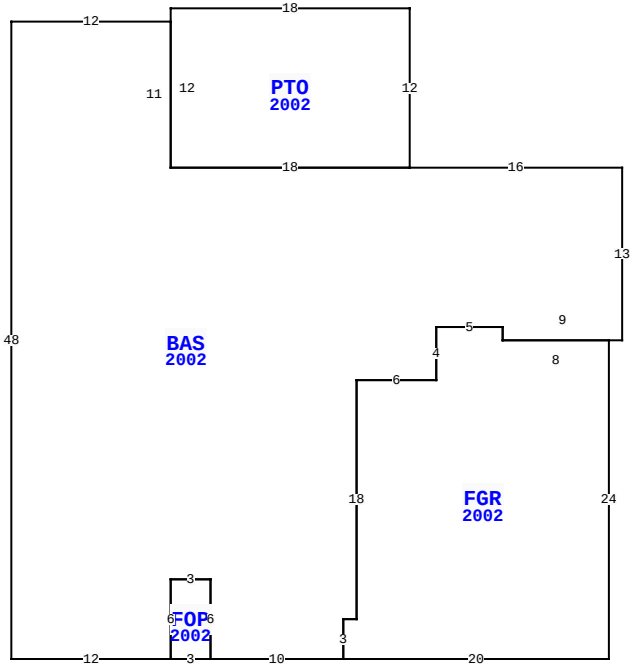
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,346	100	1,346	132,824
FGR	446	55	245	24,177
FOP	18	30	5	493
PTO	216	5	11	1,085
TOTALS	2,026		1,607	158,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,607	123.3078	111.29	178,843	2002	2002	0	0	0	11.33	88.67

1 SINGLE FAM – 0% - 2023 Heated Area: 1346 HX Base Yr



86152 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	158,580
TOTAL MARKET OB/XF VALUE	3,878
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	242,458
SOH/AGL Deduction	0
ASSESSED VALUE	242,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,458
TOTAL JUST VALUE	242,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P025366	NEW CONSTR	0	01/01/2002
B029210	NEW CONSTR	96,960	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/1964	12/29/2022	WD	Q	I	01	290,000
GRANTOR: ZEAKES ASA J & DEBRA						
GRANTEE: BYMASTER JUSTIN RAY						
2431/1692	12/18/2020	WD	U	I	16	26,000
GRANTOR: ZEAKES JOHN E						
GRANTEE: ZEAKES ASA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 PTO=[YR=2002] N12 W18 S12 E18$ W18 N11 W12 S48 E12 FOP=[YR=2002] E3 N6 W3 S6$ N6 E3 S6 E10 FGR=[YR=2002] E20 N24 W8 N1 W5 S4 W6 S18 W1 S3$ N3 E1 N18 E6 N4 E5 S1 E9 N13$.

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	0	0	0	1,168.00	SF	4.00	4.00	100	2002	2002	3	83	3,878	

LAND DESCRIPTION

TOTAL OB/XF 3,878

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	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 03/14/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS