LOT 39
IN OR 1336/1134
PAGE HILL #1 PB 6/237

MASON GEORGE & SYDELL
153024 CR 108
YULEE, FL 32097

2023

51-3N-27-1625-0039-0000

BUILDING CHARACTERISTICS

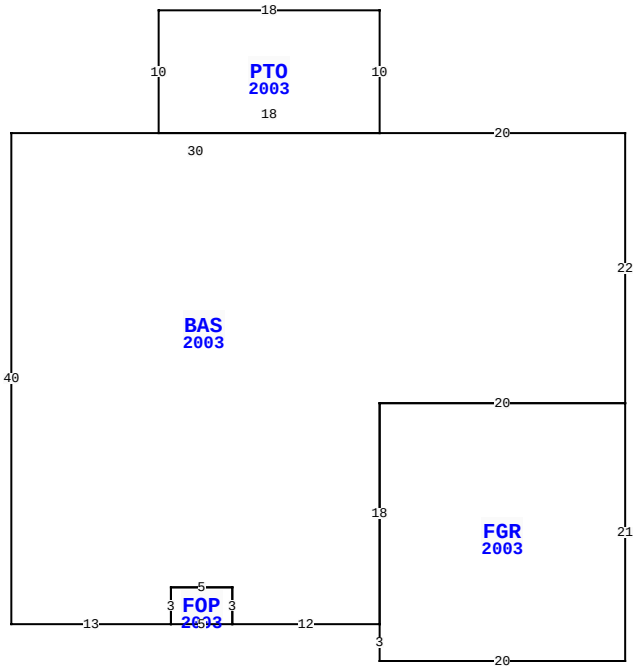
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,625	100	1,625	156,584
FGR	420	55	231	22,259
FOP	15	30	4	385
PTO	180	5	9	867
TOTALS	2,240		1,869	180,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,869	117.7176	106.24	198,563	2003	2003	0	0	0	9.30	90.70

1 SINGLE FAM – 0% - 0 Heated Area: 1625 HX Base Yr



86132 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	180,097
TOTAL MARKET OB/XF VALUE	5,032
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	265,129
SOH/AGL Deduction	35,913
ASSESSED VALUE	229,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,216
TOTAL JUST VALUE	265,129
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006537	REPAIR/RRF	7,500	07/21/2017
B0310975	NEW CONSTR	122,746	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1336/1134	7/27/2005	WD	Q	I		154,000
GRANTOR: WILSON WHILAMENA						
GRANTEE: MASON GEORGE & SYDE						
1164/0738	8/21/2003	WD	Q	I		132,000
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: WILSON WHILAMENA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W20 PTO=[YR=2003] N10 W18 S10 E18 $ W30 S40 E13 FOP=[YR=2003] E5 N3 W5 S3 $ N3 E5 S3 E12 FGR=[YR=2003] S3 E20 N21 W20 S18 $ N18 E20 N22 $.

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	0	0	0	1,152.00	SF	5.20	5.20	100	2003	2003	3	84	5,032	

LAND DESCRIPTION

TOTAL OB/XF 5,032

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