



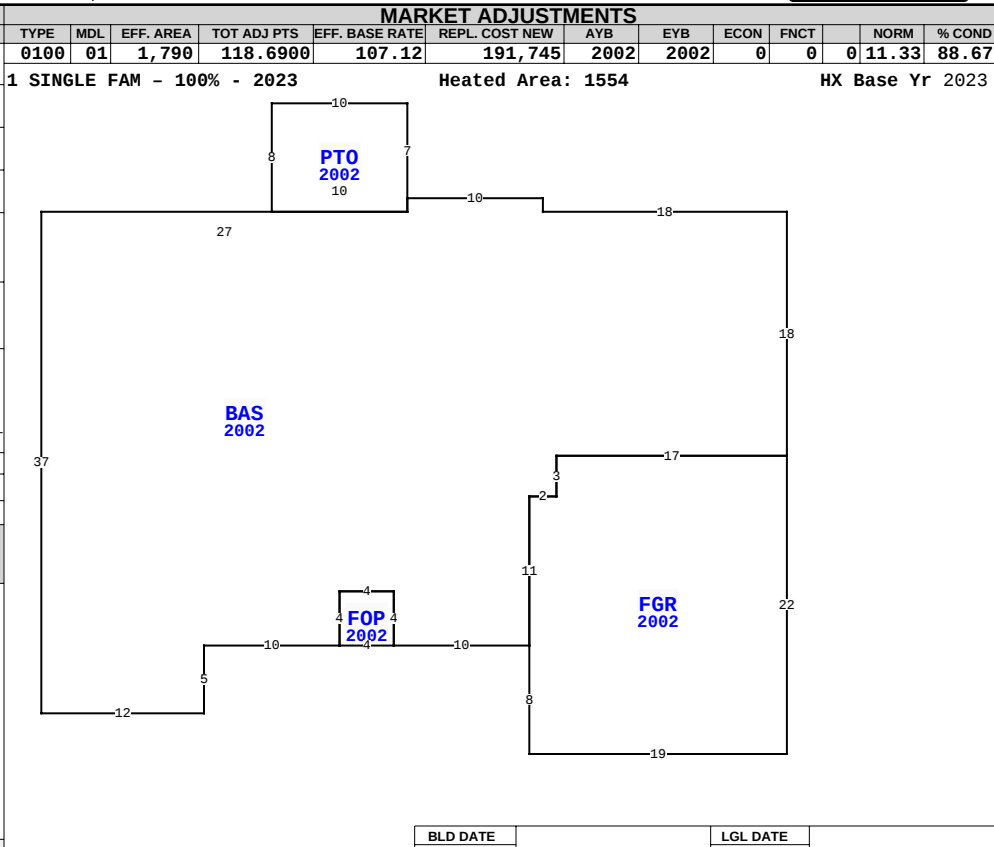
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 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	1,554	100	1,554	147,604
FGR	412	55	227	21,561
FOP	16	30	5	475
PTO	80	5	4	380
TOTALS	2,062		1,790	170,020

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002
2	0812	CONCRETE C	0 100	0	0	1,188.00	SF	4.00	4.00	100	2002

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	1.00



86118 WORTHINGTON DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	170,020		
TOTAL MARKET OB/XF VALUE	6,989		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	257,009		
SOH/AGL Deduction	0		
ASSESSED VALUE	257,009		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	207,009		
TOTAL JUST VALUE	257,009		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	199,969		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M025587	NEW CONSTR	2,560	01/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1753	4/21/2022	WD	Q	I	01	340,000
GRANTOR: OPENDOOR PROPERTY C L						
GRANTEE: CIFTCI ATAKAN & VIC						
2530/0164	1/12/2022	WD	U	I	37	310,000
GRANTOR: LEBEL JERRY P & PATTI						
GRANTEE: OPENDOOR PROPERTY C						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W18 N1 W10 PTO=[YR=2002] N7 W10 S8 E10 N1\$S1 W27 S37 E12 N5 E10 FOP=[YR=2002] E4 N4 W4 S4\$ N4 E4 S4 E10 FGR=[YR=2002] S8 E19 N22 W17 S3 W2 S11\$ N11 E2 N3 E17 N18\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	1.00