

LOT 1
IN OR 2095/1453
ESMT PT OR 1117/1699

BROOKE RUSSELL H & CHERYL B
86219 WORTHINGTON DR
YULEE, FL 32097

2023

51-3N-27-1626-0001-0000



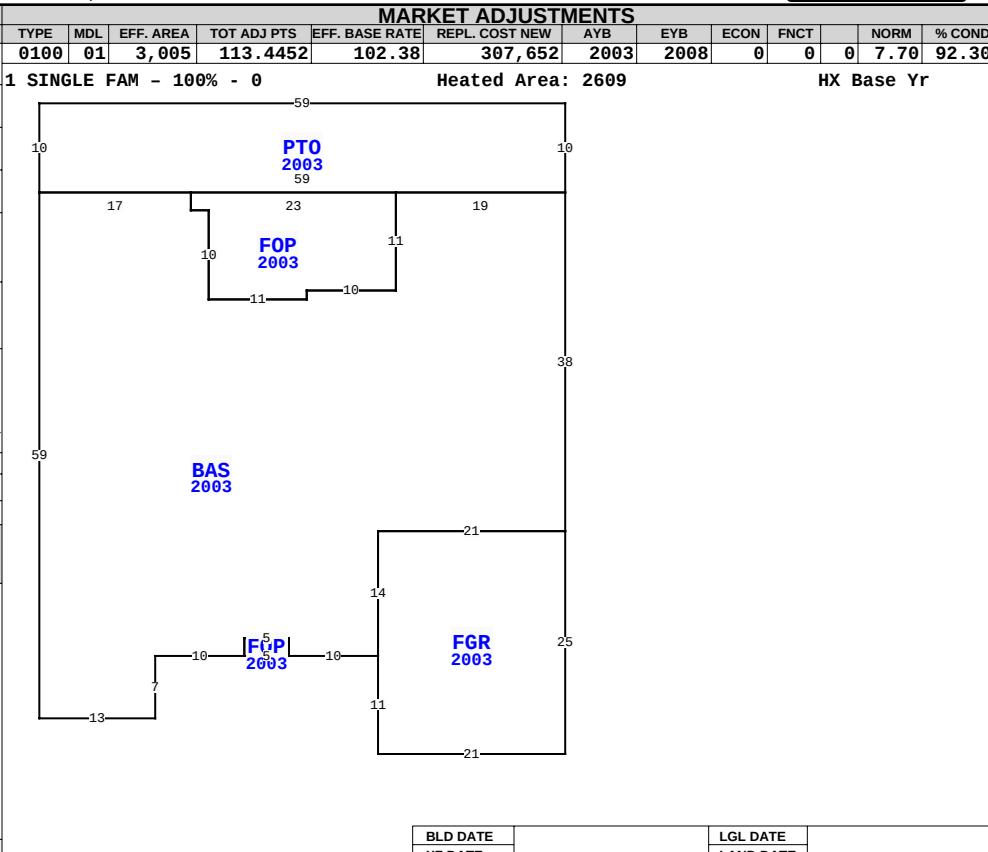
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,609	100	2,609	246,542
FGR	525	55	289	27,310
FOP	10	30	3	283
FOP	246	30	74	6,993
PTO	590	5	30	2,835
TOTALS	3,980		3,005	283,963

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	3,273.00	SF	4.00
3	0855	CONC PAVER	0	100	0	0	282.00	SF	7.00
4	0810	CONCRETE A	0	100	0	0	522.00	SF	6.50
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00
6	0462	ST/AL FNC	0	100	0	0	1,200.00	SF	10.00

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



TOTAL OB/XF									
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6	0462	ST/AL FNC	0	100	0	0	1,200.00	SF	10.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	297,114								
TOTAL MARKET OB/XF VALUE	31,225								
TOTAL LAND VALUE - MARKET	96,000								
TOTAL MARKET VALUE	424,339								
SOH/AGL Deduction	182,916								
ASSESSED VALUE	241,423								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	191,423								
TOTAL JUST VALUE	424,339								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	329,295								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000421	ADDITION	29,274	01/15/2021
R1615518	REPAIR/RRF	8,800	11/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2095/1453	1/23/2017	QC	U	I	11	87,500	
GRANTOR: HARPER CHERYL A							
GRANTEE: BROOKE RUSSELL H &							
1950/0197	12/31/2014	QC	U	I	11	100	
GRANTOR: HOFFMAN STEPHEN W & C							
GRANTEE: HARPER CHERYL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2003] W59 S10 BAS=[YR=2003] S59 E13 N7 E10									
FOP=[YR=2003] E5 N2 W5 S2 \$ N2 E5 S2 E10 FGR=[YR=2003] S11									
E21 N25 W21 S14 \$ N14 E21 N38 W19 FOP=[YR=2003] W23 S2 E2									
S10 E11 N1 E10 N11 \$ S11 W10 S1 W11 N10 W2 N2 W17 \$ E59 N10 \$									
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