

LOT 3
IN OR 2178/993
ESMT PT OR 1117/1699

SAYAH DEBORAH L & SIDI M
86377 WORTHINGTON DR
YULEE, FL 32097

2023

51-3N-27-1626-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
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	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
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NEIGHBORHOOD/LOC	4039.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100	1,638	153,739
FGR	690	55	380	35,666
FOP	12	30	4	376
PTO	160	5	8	751
PTO	930	5	46	4,318

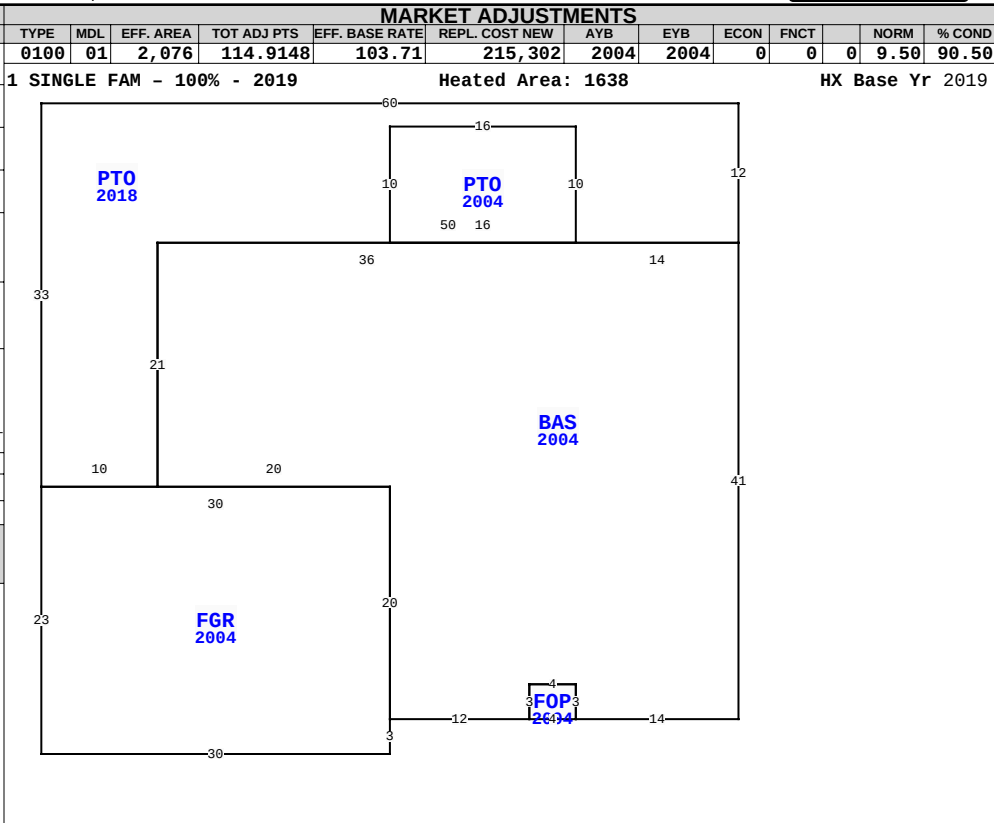
TOTALS	3,430		2,076	194,848
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EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	1,738.00	SF	4.00	4.00	100	2004	2004	3	86	5,979	
2	0861	POOL GUNIT	0	100	0	0	313.00	SF	85.00	85.00	100	2018	2018	3	90	23,945	
3	0855	CONC PAVER	0	100	0	0	384.00	SF	10.00	10.00	100	2018	2018	3	98	3,763	
4	0476	VF 6 SBPL	0	100	0	0	172.00	LF	32.00	32.00	100	2018	2018	3	95	5,229	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	
6	0479	VF PICKET	0	100	0	0	108.00	LF	10.00	10.00	100	2018	2018	3	95	1,026	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							



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

86377 WORTHINGTON DR, YULEE

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										194,848				
TOTAL MARKET OB/XF VALUE										40,512				
TOTAL LAND VALUE - MARKET										80,000				
TOTAL MARKET VALUE										315,360				
SOH/AGL Deduction										130,197				
ASSESSED VALUE										185,163				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										135,163				
TOTAL JUST VALUE										315,360				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										246,580				