LOT 6
IN OR 2026/670
ESMT PT OR 1117/1699

ELLINGTON TRAVIS & ASHLEY
86431 WORTHINGTON DR
YULEE, FL 32097

2023

51-3N-27-1626-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

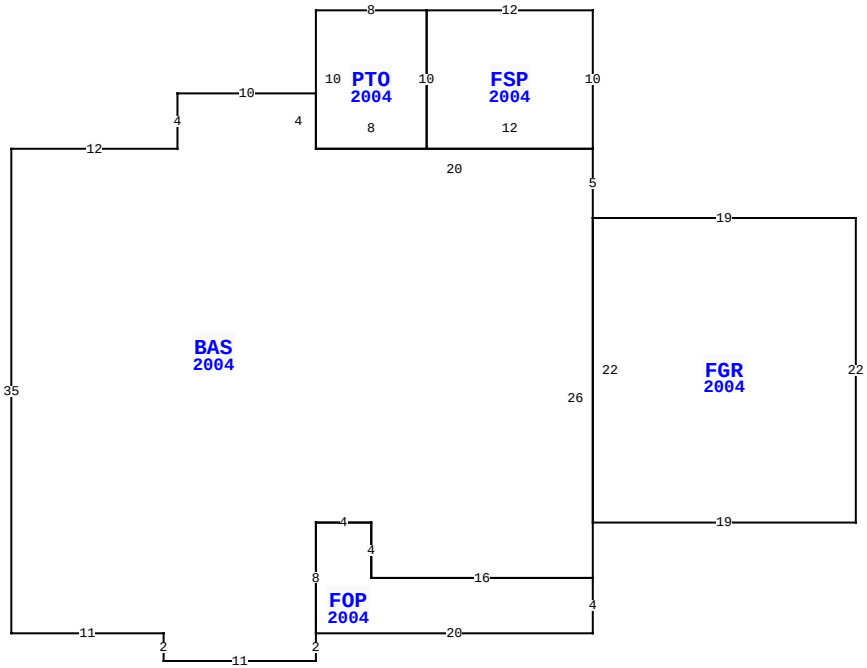
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,436	100	1,436	140,881
FGR	418	55	230	22,565
FOP	96	30	29	2,845
FSP	120	40	48	4,710
PTO	80	5	4	393
TOTALS	2,150		1,747	171,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,747	118.8000	107.22	187,313	2004	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1436 HX Base Yr 2017



86431 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		186,489
TOTAL MARKET OB/XF VALUE		7,240
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		273,729
SOH/AGL Deduction		96,413
ASSESSED VALUE		177,316
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,316
TOTAL JUST VALUE		273,729
NCON VALUE		15,098
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013627	ADDITION	19,000	10/06/2021
18002466	REPAIR/RRF	10,966	03/08/2018
AP036386	NEW CONSTR	108,136	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2026/0670	1/26/2016	WD	Q	I	01	165,500
GRANTOR: ST CLAIR WANDA F TRUS						
GRANTEE: ELLINGTON TRAVIS &						
1213/1424	3/09/2004	WD	Q	I		136,400
GRANTOR: HALLMARK HOMES INC						
GRANTEE: SHAFFER JAMES A & N						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W19 BAS=[YR=2004] N5 FSP=[YR=2004] N10 W12 PTO=[YR=2004] W8 S10 E8 N10$ S10 E12$ W20 N4 W10 S4 W12 S35 E11 S2 E11 N2 FOP=[YR=2004] E20 N4 W16 N4 W4 S8$ N8 E4 S4 E16 N26$ S22 E19 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	0812	CONCRETE C	0	100	0	0	1,199.00	SF	4.00	4.00	100	2004	2004	3	86	4,125	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 7,240

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/25/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

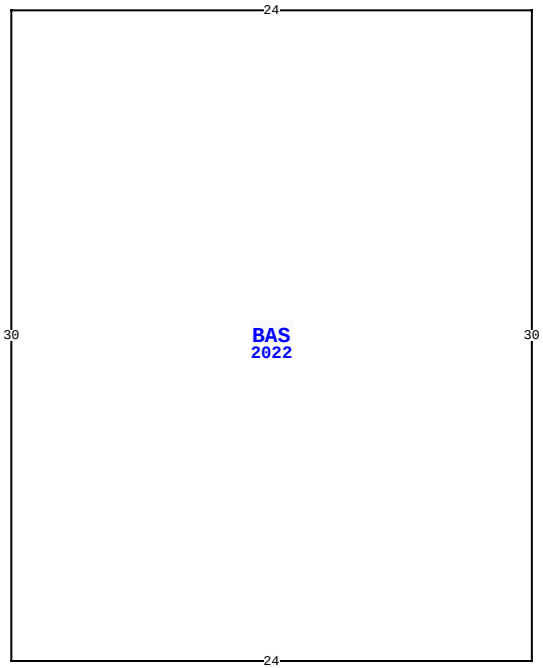
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		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	720	100	720	15,098
TOTALS	720		720	15,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	60.5000	21.18	15,250	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2017 Heated Area: 720 HX Base Yr 2017



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1213/1424	3/09/2004	WD	Q	I		136,400
GRANTOR: HALLMARK HOMES INC						
GRANTEE: SHAFFER JAMES A & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S30 E24 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/25/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS