LOT 7
IN OR 1193/1537
ESMT PT OR 1117/1699

MURPHY EVANGELINE S
86449 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1626-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

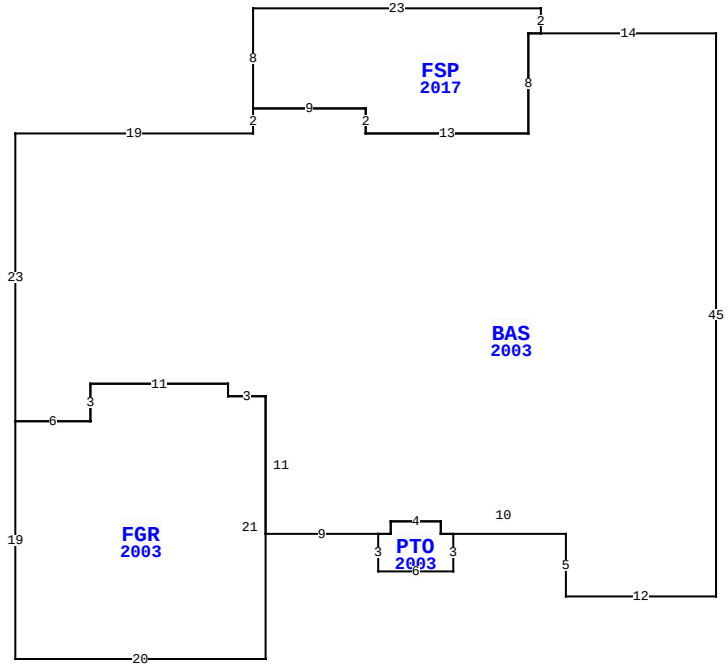
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,767	100	1,767	180,029
FGR	419	55	230	23,433
FSP	204	40	82	8,355
PTO	22	5	1	102
TOTALS	2,412		2,080	211,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,080	117.7176	106.24	220,979	2003	2013	0	0	0	4.10	95.90

1 SINGLE FAM – 100% - 2004 Heated Area: 1767 HX Base Yr 2004



86449 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		211,919
TOTAL MARKET OB/XF VALUE		3,918
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		295,837
SOH/AGL Deduction		145,386
ASSESSED VALUE		150,451
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		95,451
TOTAL JUST VALUE		295,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012350	REMODEL	36,307	08/12/2022
R1615542	REPAIR/RRF	9,180	11/01/2016
B0311365	NEW CONSTR	125,803	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1193/1537	12/08/2003	WD	Q	I		143,300
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: MURPHY EVANGELINE S						
1118/0594	3/04/2003	WD	U	V	19	23,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: MEADOWFIELD OF JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2017] N2 W23 S8 E9 S2 E13 N8 E1 $ W1 S8 W13 N2 W9 S2 W19 S23 FGR=[YR=2003] S19 E20 N21 W3 N1 W11 S3 W6 $ E6 N3 E11 S1 E3 S11 E9 PTO=[YR=2003] S3 E6 N3 W1 N1 W4 S1 W1 $ E1 N1 E4 S1 E10 S5 E12 N45 $.

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	100	0	0	897.00	SF	5.20	5.20	100	2003	2003	3	84	3,918	

LAND DESCRIPTION

TOTAL OB/XF 3,918

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 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