LOT 10
IN OR 1225/1230
ESMT PT OR 1117/1699

TUPPER GARY W JR & ELIZABETH A
86533 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1626-0010-0000

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

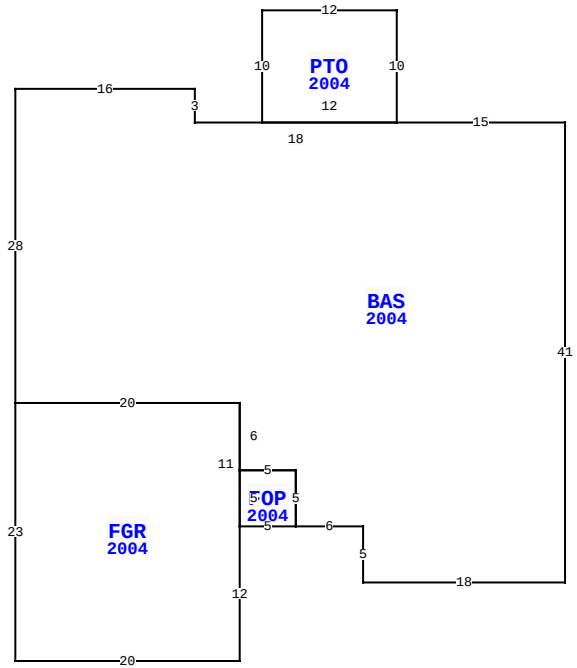
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,657	100	1,657	156,361
FGR	460	55	253	23,874
FOP	25	30	8	755
PTO	120	5	6	566
TOTALS	2,262		1,924	181,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	114.2680	103.13	198,422	2004	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2005 Heated Area: 1657 HX Base Yr 2005



86533 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		181,556
TOTAL MARKET OB/XF VALUE		3,931
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		273,487
SOH/AGL Deduction		134,299
ASSESSED VALUE		139,188
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,188
TOTAL JUST VALUE		273,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311915	NEW CONSTR	121,063	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1225/1230	4/27/2004	WD	Q	I		135,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: TUPPER GARY W JR &						
1168/0958	9/05/2003	WD	U	V	19	47,000
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 PTO=[YR=2004] N10 W12 S10 E12$ W18 N3 W16 S28 FGR=[YR=2004] S23 E20 N12 FOP=[YR=2004] E5 N5 W5 S5$ N11 W20$ E20 S6 E5 S5 E6 S5 E18 N41$.

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	879.00	SF	5.20	5.20	100	2004	2004	3	86	3,931	

LAND DESCRIPTION

TOTAL OB/XF 3,931

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	1.10	80,000.00	88,000.00	88,000							

REVIEW DATE 03/14/2018 BY SBX Total Acres: 0.00 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/02/2023 BY SYS