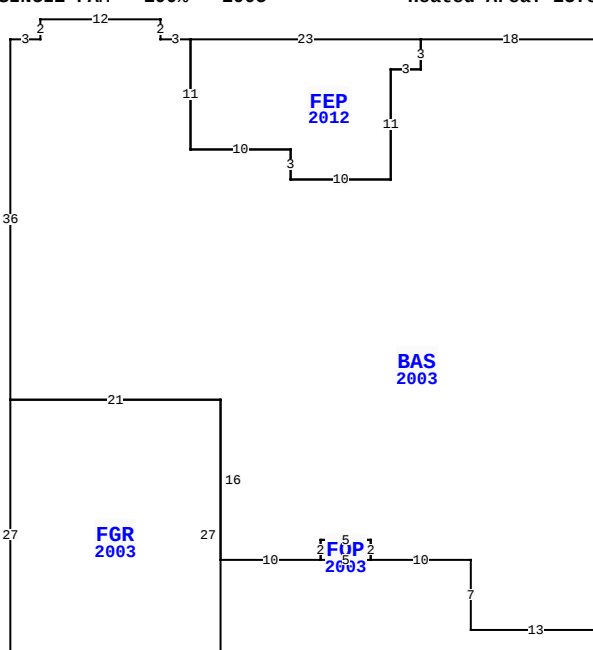


GERBER RICHARD F & TAMMY L
86547 WORTHINGTON DRIVE
YULEE, FL 32097

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	20	FACE BRICK 90		0100	01	3,100	110.0044	99.28	307,768	2003	2008		0		0	10.10	89.90	VALUATION BY		STANDARD									
Exterior Wall	05	AVERAGE 10		1 SINGLE FAM - 100% - 2005										Heated Area: 2578				HX Base Yr 2005				Tax Group: 4		Tax Dist:					
Roof Structure	03	GABLE/HIP 100																	BUILDING MARKET VALUE		276,683								
Roof Cover	03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE		8,683								
Interior Wall	05	DRYWALL 100																	TOTAL LAND VALUE - MARKET		88,000								
Interior Floor	14	CARPET 80																	TOTAL MARKET VALUE		373,366								
Interior Floor	08	SHT VINYL 20																	SOH/AGL Deduction		178,619								
Air Condition	03	CENTRAL 100																	ASSESSED VALUE		194,747								
Heating Type	04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE		HX HB VX 55,000								
Bedrooms	4	100																	BASE TAXABLE VALUE		139,747								
Bathrooms	3	100																	TOTAL JUST VALUE		373,366								
																			NCON VALUE		0								
Frame Stories	02	WOOD FRAME 100		INCOME VALUE																									
Units	1.	1. 100		PREVIOUS YEAR MKT VALUE		296,726																							
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	2,578	100	2,578	230,094																									
FEP	259	80	207	18,475																									
FGR	567	55	312	27,847																									
FOP	10	30	3	268																									
TOTALS		3,414		3,100		276,683																							
EXTRA FEATURES				86547 WORTHINGTON DR, YULEE										BLD DATE		LGL DATE													
														XF DATE		LAND DATE													
														INC DATE		AG DATE													
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	1,815.00	SF	4.00	4.00	100	2003	2003	3	84	6,098														
2	0810	CONCRETE A	0 100	0	0	368.00	SF	6.50	6.50	100	2003	2003	3	84	2,009														
3	0681	POLE SHED	0 100	12	8	96.00	SF	15.00	15.00	100	2004	2004	3	40	576														