LOT 12
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

ORTIZ MIGUEL & JASMIN
86565 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1626-0012-0000

BUILDING CHARACTERISTICS

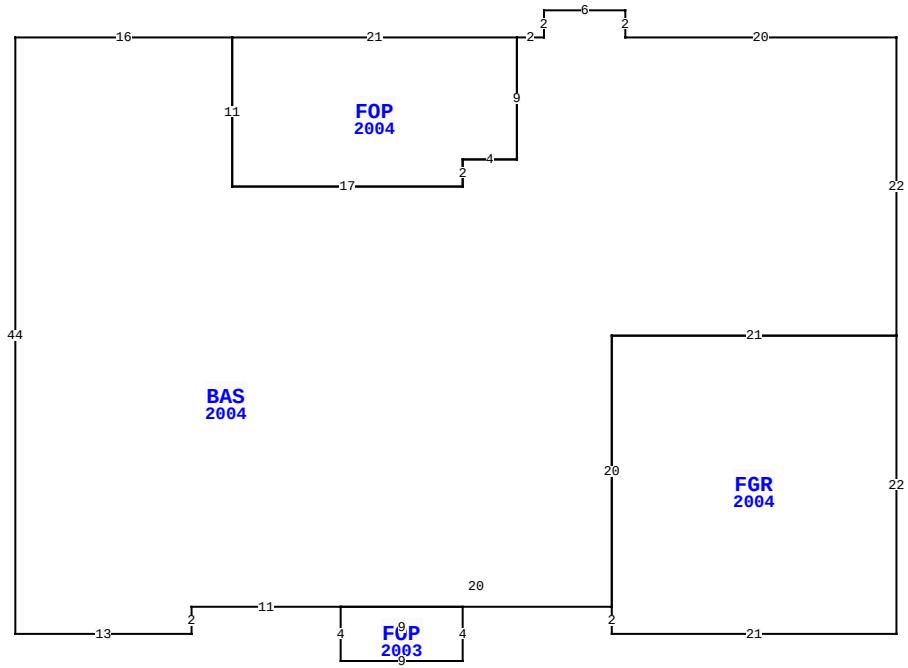
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,125	100	2,125	200,815
FGR	462	55	254	24,004
FOP	36	30	11	1,039
FOP	223	30	67	6,332
TOTALS	2,846		2,457	232,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,457	111.5136	100.64	247,272	2004	2009	0	0	0	6.10	93.90

1 SINGLE FAM – 100% - 2022 Heated Area: 2125 HX Base Yr



86565 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,188
TOTAL MARKET OB/XF VALUE		10,205
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		326,393
SOH/AGL Deduction		0
ASSESSED VALUE		326,393
TOTAL EXEMPTION VALUE	13	326,393
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		326,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311914	NEW CONSTR	154,813	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/0865	5/28/2021	WD	Q	I	02	277,000
GRANTOR: FLORES MARCOS I & SAR						
GRANTEE: ORTIZ MIGUEL & JASM						
1887/0174	10/28/2013	WD	Q	I	02	175,000
GRANTOR: KLING MICHAEL E & MIC						
GRANTEE: FLORES MARCOS I & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 N2 W6 S2 W2 FOP=[YR=2004] W21 S11 E17 N2 E4 N9$ S9 W4 S2 W17 N11 W16 S44 E13 N2 E11 FOP=[YR=2003] S4 E9 N4 W9$ E20 FGR=[YR=2004] S2 E21 N22 W21 S20 $ N20 E21 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	0811	CONCRETE B	0	100	0	0	801.00	SF	5.20	5.20	100	2004	2004	3	86	3,582	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2011	2011	3	83	3,187	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	83	249	
4	0479	VF PICKET	0	100	0	0	384.00	LF	10.00	10.00	100	2011	2011	3	83	3,187	

LAND DESCRIPTION

TOTAL OB/XF 10,205

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	0003	OR	0.00	0.00	1.00	LT		1.00	1.00	1.05	80,000.00	84,000.00	84,000							

REVIEW DATE 03/14/2018 BY SBX Total Acres: 0.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/02/2023 BY SYS