LOT 15
IN OR 1825/83
ESMT PT OR 1117/1699

BLISS SUSAN M
86621 WORTHINGTON DR
YULEE, FL 32097

2023

51-3N-27-1626-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
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

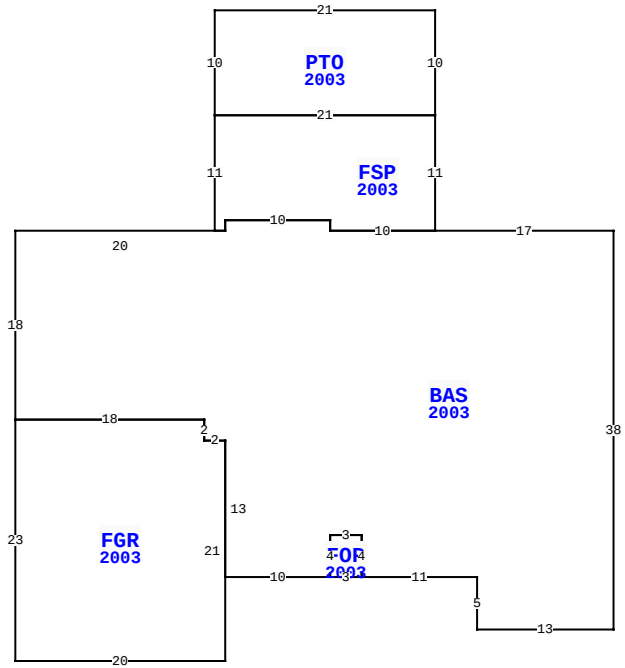
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,648	100	1,648	160,377
FGR	456	55	251	24,426
FOP	12	30	4	389
FSP	221	40	88	8,564
PTO	210	5	10	973
TOTALS	2,547		2,001	194,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,001	116.3162	104.98	210,065	2003	2008	0	0	0	7.30	92.70

1 SINGLE FAM – 100% - 2004 Heated Area: 1648 HX Base Yr 2004



86621 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		194,730
TOTAL MARKET OB/XF VALUE		4,018
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		278,748
SOH/AGL Deduction		137,992
ASSESSED VALUE		140,756
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		35,756
TOTAL JUST VALUE		278,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615460	REPAIR/RRF	8,308	11/01/2016
P036317	NEW CONSTR	0	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1825/0083	11/13/2012	QC	U	I	11	35,000
GRANTOR: BLISS DAVID L & SUSAN						
GRANTEE: BLISS DAVID L & SUS						
1138/1677	5/21/2003	WD	Q	I		127,500
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: BLISS DAVID L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 FSP=[YR=2003] N11 PTO=[YR=2003] N10 W21
S10 E21 $ W21 S11 E1 N1 E10 S1 E10 $ W10 N1 W10 S1 W20 S18
FGR=[YR=2003] S23 E20 N21 W2 N2 W18 $ E18 S2 E2 S13 E10
FOP=[YR=2003] E3 N4 W3 S4 $ N4 E3 S4 E11 S5 E13 N38 $.

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	722.00	SF	5.20	5.20	100	2003	2003	3	84	3,154	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2004	2004	3	24	864	

LAND DESCRIPTION

TOTAL OB/XF 4,018

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