LOT 19
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

GRIEB FRANCES ANN
86697 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1626-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

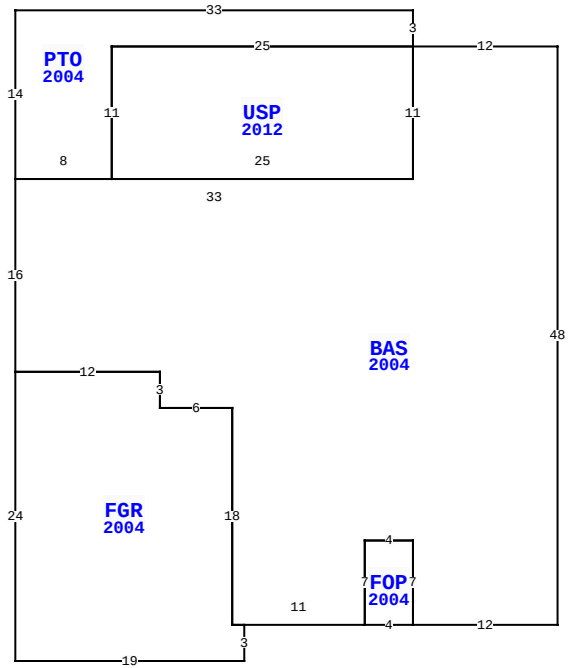
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,409	100	1,409	143,137
FGR	417	55	229	23,264
FOP	28	30	8	813
PTO	187	5	9	915
USP	275	30	82	8,330
TOTALS	2,316		1,737	176,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,737	120.2300	108.51	188,482	2004	2009	0	0	0	6.38	93.62

1 SINGLE FAM – 100% - 2020 Heated Area: 1409 HX Base Yr 2020



86697 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		176,457
TOTAL MARKET OB/XF VALUE		10,046
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		266,503
SOH/AGL Deduction		87,616
ASSESSED VALUE		178,887
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,887
TOTAL JUST VALUE		266,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17920	SCRN RM	6,000	10/31/2006
B0311773	NEW CONSTR	106,629	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2265/1972	3/29/2019	WD	U	I	37	157,500
GRANTOR: BRIDGES BARBARA A						
GRANTEE: GRIEB FRANCES ANN						
2023/0305	1/11/2016	SW	U	I	18	140,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BRIDGES BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 PTO=[YR=2004] N3 W33 S14 E8 USP=[YR=2012] E25 N11 W25 S11$ N11 E25 $ S11 W33 S16 FGR=[YR=2004] S24 E19 N3 W1 N18 W6 N3 W12$ E12 S3 E6 S18 E11 FOP=[YR=2004] E4 N7 W4 S7$ N7 E4 S7 E12 N48$.

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	915.00	SF	5.20	5.20	100	2004	2004	3	86	4,092	
3	0810	CONCRETE A	0	100	0	0	502.00	SF	6.50	6.50	100	2005	2005	3	87	2,839	

LAND DESCRIPTION

TOTAL OB/XF 10,046

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 08/29/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS