LOT 32
IN OR 1245/1841
ESMT PT OR 1117/1699

OSWALD HENRY/
86730 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1626-0032-0000

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 90
Interior Floo	08	SHT VINYL 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

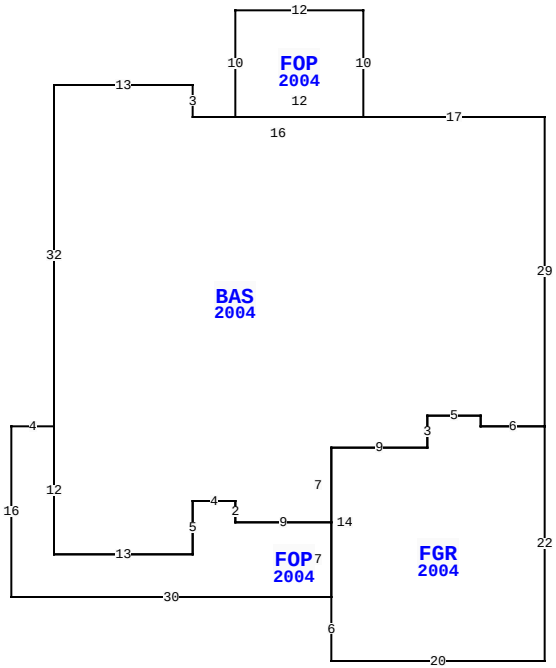
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,651	100	1,651	155,795
FGR	427	55	235	22,176
FOP	120	30	36	3,397
FOP	215	30	64	6,039
TOTALS	2,413		1,986	187,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,986	114.2680	103.13	204,816	2004	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1651 HX Base Yr 2006



86730 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		187,407
TOTAL MARKET OB/XF VALUE		10,146
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		277,553
SOH/AGL Deduction		134,871
ASSESSED VALUE		142,682
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,682
TOTAL JUST VALUE		277,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M048074	H/AC	0	04/01/2004
B0412359	NEW CONSTR	122,356	02/01/2004
R045872	REPAIR/RRF	3,800	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	7/15/2004	WD	Q	I		146,400
GRANTOR: HALLMARK HOMES INC						
GRANTEE: OSWALD HENRY						
1202/0828	1/20/2004	WD	U	V	19	23,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 FOP=[YR=2004] N10 W12 S10 E12$ W16 N3 W13 S32 FOP=[YR=2004] W4 S16 E30 FGR=[YR=2004] S6 E20 N22 W6 N1 W5 S3 W9 S14$ N7 W9 N2 W4 S5 W13 N12$ S12 E13 N5 E4 S2 E9 N7 E9 N3 E5 S1 E6 N29$.

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	906.00	SF	5.20	5.20	100	2004	2004	3	86	4,052	
2	0476	VF 6 SBPL	0	100	0	0	276.00	LF	32.00	32.00	100	2005	2005	3	69	6,094	

LAND DESCRIPTION

TOTAL OB/XF 10,146

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