LOT 35
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

BELSKY GEORGE P JR & KIM L
86672 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1626-0035-0000

BUILDING CHARACTERISTICS

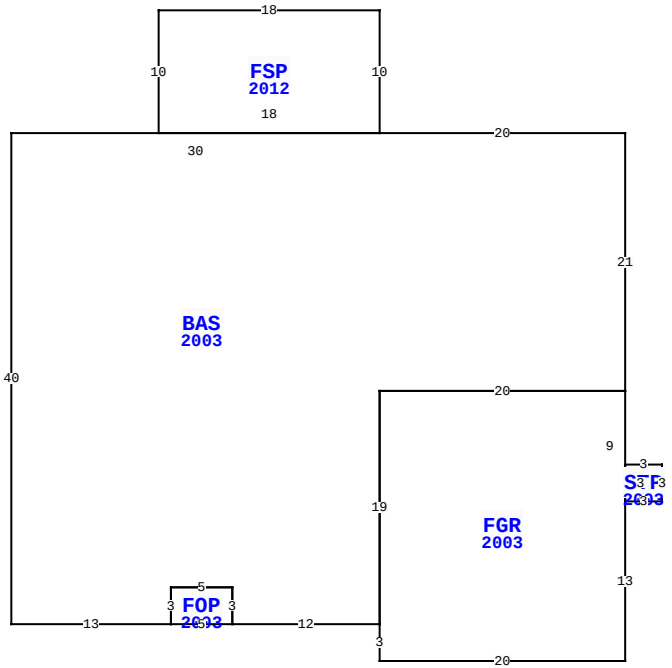
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,605	100	1,605	152,386
FGR	440	55	242	22,977
FOP	15	30	4	380
FSP	180	40	72	6,836
STP	9	10	1	95
TOTALS	2,249		1,924	182,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	115.9928	104.68	201,404	2003	2003	0	0	0	9.30	90.70

1 SINGLE FAM – 100% - 2022 Heated Area: 1605 HX Base Yr 2022



86672 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		182,673
TOTAL MARKET OB/XF VALUE		4,080
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		266,753
SOH/AGL Deduction		50,380
ASSESSED VALUE		216,373
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,373
TOTAL JUST VALUE		266,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0364048	NEW CONSTR	120,976	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2464/1157	4/15/2021	WD	Q	I	01	265,000
GRANTOR: DAVIDSON NATHAN P & L						
GRANTEE: BELSKY GEORGE P JR						
1872/0549	8/09/2013	WD	Q	I	02	148,000
GRANTOR: LOMBARDI ANTHONY C &						
GRANTEE: DAVIDSON NATHAN P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W20 FSP=[YR=2012] N10 W18 S10 E18$ W30 S40 E13 FOP=[YR=2003] E5 N3 W5 S3$ N3 E5 S3 E12 FGR=[YR=2003] S3 E20 N13 STP=[YR=2003] E3 N3 W3 S3$ N9 W20 S19$ N19 E20 N21$.

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	934.00	SF	5.20	5.20	100	2003	2003	3	84	4,080	

LAND DESCRIPTION

TOTAL OB/XF 4,080

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