LOT 38
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

MUSGROVE JOSEPHINE C L/E/
86618 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1626-0038-0000

BUILDING CHARACTERISTICS

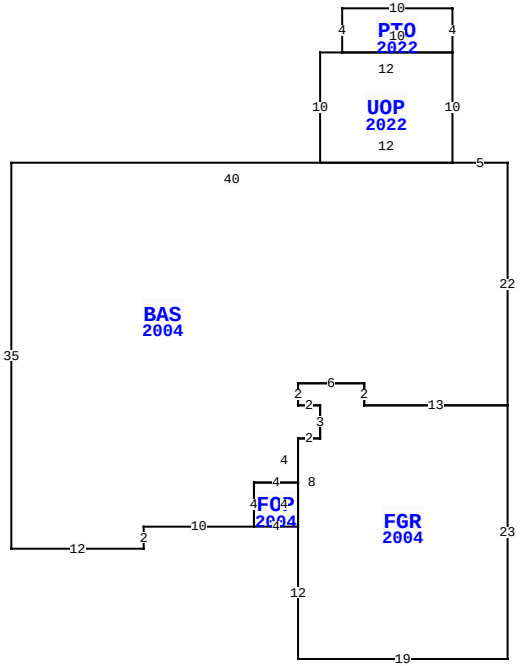
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,278	100	1,278	130,490
FGR	443	55	244	24,914
FOP	16	30	5	511
PTO	40	5	2	204
UOP	120	20	24	2,450
TOTALS	1,897		1,553	158,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,553	123.6444	111.59	173,299	2004	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2005 Heated Area: 1278 HX Base Yr 2005



86618 WORTHINGTON DR, YULEE

BLD DATE	03/09/2011	KK	LGL DATE
XF DATE	03/19/2007	JM	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		158,569
TOTAL MARKET OB/XF VALUE		5,019
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		243,588
SOH/AGL Deduction		121,301
ASSESSED VALUE		122,287
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,287
TOTAL JUST VALUE		243,588
NCON VALUE		2,719
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009543	REPAIR/RRF	9,688	10/27/2017
P047614	NEW CONSTR	0	02/01/2004
R045840	REPAIR/RRF	3,000	02/01/2004
B0412298	NEW CONSTR	99,985	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/0022	8/05/2022	LE	U	I	11	100
GRANTOR: MUSGROVE JOSEPHINE C						
GRANTEE: CHAPLAUSKE STACEY N						
1236/1692	6/10/2004	WD	Q	I		117,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: MUSGROVE JOSEPHINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W5 UOP=[YR=2022] N10 PTO=[YR=2022] N4 W10 S4 E10$ W12 S10 E12$ W40 S35 E12 N2 E10 FOP=[YR=2004] E4 FGR=[YR=2004] S12 E19 N23 W13 N2 W6 S2 E2 S3 W2 S8$ N4 W4 S4$ N4 E4 N4 E2 N3 W2 N2 E6 S2 E13 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	1,083.00	SF	5.20	5.20	100	2004	2004	3	86	4,843	
2	1076	TRELLIS A	0	100	13	9	117.00	SF	3.75	3.75	100	2004	2004	3	40	176	

LAND DESCRIPTION

TOTAL OB/XF 5,019

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 11/28/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS