LOT 39
IN OR 1198/775
ESMT PT OR 1117/1699

KOSTELNY ANDREW D
86588 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1626-0039-0000

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 80
Interior Floo	13	LVT/LAMNT 20
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

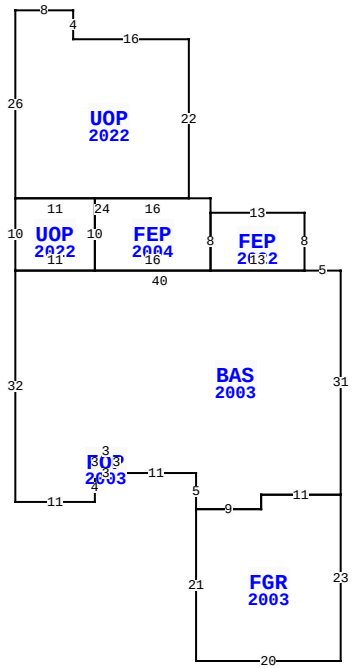
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,373	100	1,373	131,877
FEP	160	80	128	12,295
FEP	104	80	83	7,972
FGR	442	55	243	23,340
FOP	9	30	3	288
UOP	110	20	22	2,113
UOP	560	20	112	10,757
TOTALS	2,758		1,964	188,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,964	118.5800	107.02	210,187	2003	2003	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2004 Heated Area: 1373 HX Base Yr 2004



86588 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		188,643
TOTAL MARKET OB/XF VALUE		8,339
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		276,982
SOH/AGL Deduction		121,168
ASSESSED VALUE		155,814
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,814
TOTAL JUST VALUE		276,982
NCON VALUE		24,479
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001587	ADDITION	26,416	01/27/2022
B0412570	ADDITION	17,000	04/01/2004
B0363593	NEW CONSTR	101,839	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1198/0775	12/30/2003	WD	Q	I		113,600
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: KOSTELNY ANDREW D						
1149/1043	6/30/2003	WD	U	V	19	23,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: MEADOWFIELD OF JAX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W5 FEP=[YR=2022] N8 W13 FEP=[YR=2004] N2 W16 UOP=[YR=2022] W11 UOP=[YR=2022] N26 E8 S4 E16 S22 W24$ S10E11 N10$ S10 E16 N8$ S8 E13 $ W40 S32 E11 N4 FOP=[YR=2003] E3 N3 W3 S3$ N3 E3 S3 E11 S5 FGR=[YR=2003] S21 E20 N23 W11 S2 W9$ E9 N2 E11 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,276.00	SF	4.00	4.00	100	2003	2003	3	84	4,287	
3	1242	WD DECK A	0	100	27	15	405.00	SF	10.00	10.00	100	2004	2004	3	24	972	

LAND DESCRIPTION

TOTAL OB/XF 8,339

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 06/13/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS