LOT 2
PAGE HILL #3 PB 6/341

REGAN RYAN S/PINEIRO MELISSA L
86827 WORTHINGTON DR
YULEE, FL 32097

2023

51-3N-27-1627-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

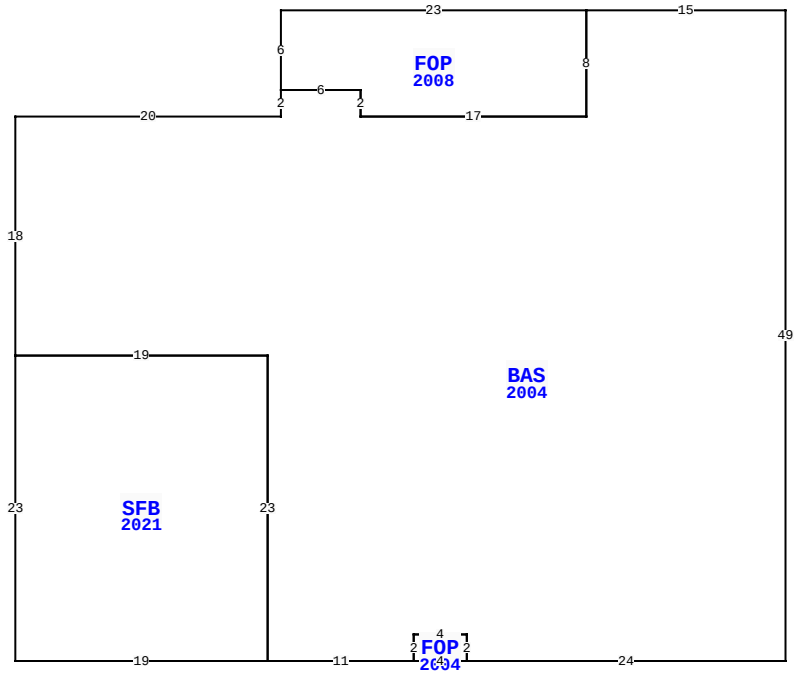
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,065	100	2,065	208,850
FOP	8	30	2	202
FOP	172	30	52	5,260
SFB	437	80	350	35,399
TOTALS	2,682		2,469	249,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,469	117.5328	106.07	261,887	2004	2012	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2023 Heated Area: 2415 HX Base Yr 2023



86827 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		249,709
TOTAL MARKET OB/XF VALUE		45,352
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		375,061
SOH/AGL Deduction		0
ASSESSED VALUE		375,061
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		325,061
TOTAL JUST VALUE		375,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22022	REMODEL	883	10/01/2008
B0413896	SWIM POOL	26,000	10/22/2004
B0412275	NEW CONSTR	157,000	02/01/2004
E0412428	NEW CONSTR	2,000	02/01/2004
R045822	REPAIR/RRF	1,500	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/1772	7/22/2021	WD	Q	I	01	425,000
GRANTOR: OGDEN CATHERINE G						
GRANTEE: REGAN RYAN S & MELI						
1262/1792	9/30/2004	WD	Q	I		167,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: OGDEN CATHERINE G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 FOP=[YR=2008] W23 S6 E6 S2 E17 N8$ S8 W17 N2 W6 S2 W20 S18 SFB=[YR=2021] S23 E19 N23 W19$ E19 S23 E11 FOP=[YR=2004] E4 N2 W4 S2$ N2 E4 S2 E24 N49$.

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	0812	CONCRETE C	0	100	0	0	1,866.00	SF	4.00	4.00	100	2004	2004	3	86	6,419	
2	0479	VF PICKET	0	100	0	0	304.00	LF	10.00	10.00	100	2004	2004	3	66	2,006	
3	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2004	2004	3	66	4,055	
4	0470	VNYL GATE	0	100	0	0	4.00	UT	300.00	300.00	100	2004	2004	3	66	792	
5	0861	POOL GUNIT	0	100	0	0	356.00	SF	85.00	85.00	100	2005	2005	3	44	13,314	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	27	324	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540	
8	0910	SCRN RM L	0	100	26	39	1,014.00	SF	15.00	15.00	100	2005	2005	3	27	4,107	
9	0845	KOOL DECK	0	100	0	0	697.00	SF	7.25	7.25	100	2021	2021	3	100	5,053	
11	0858	SCULP CONC	0	100	0	0	590.00	SF	13.00	13.00	100	2006	2006	3	97	7,440	

TOTAL OB/XF 44,050

LAND DESCRIPTION

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 04/05/2022 BY HS Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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12	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	2006	2006	3	31	1,302	

TOTAL OB/XF 1,302

LAND DESCRIPTION

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

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