



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
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NEIGHBORHOOD/LOC	4039.00
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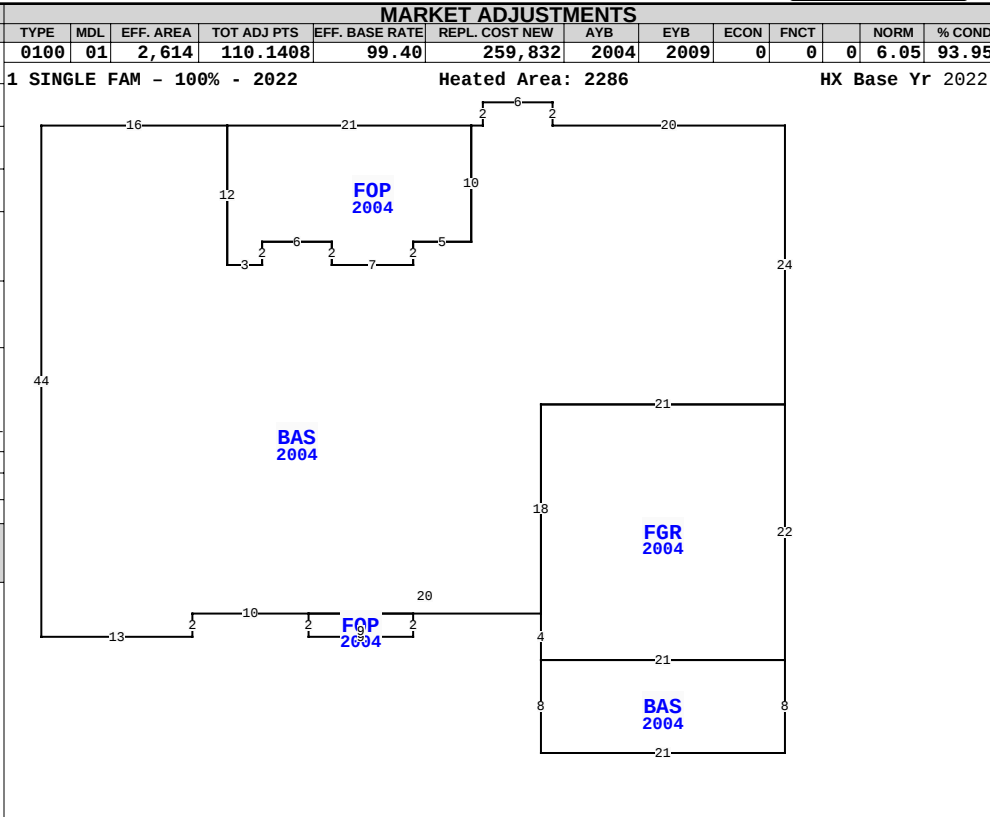
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100	168	15,689
BAS	2,118	100	2,118	197,792
FGR	462	55	254	23,720
FOP	18	30	5	467
FOP	230	30	69	6,444

TOTALS	2,996		2,614	244,112
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,574.00	SF	5.20	5.20	
2	0911	SCRN RM A	0	100	38	18	684.00	SF	17.50	17.50	
3	0845	KOOL DECK	0	100	0	0	396.00	SF	7.25	7.25	
4	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	
5	0470	VNYL GATE	0	100	0	0	4.00	UT	300.00	300.00	
6	0476	VF 6 SBPL	0	100	0	0	128.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	

REVIEW DATE	11/23/2021	BY	NW
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

86867 WORTHINGTON DR, YULEE

TOTAL OB/XF											
27,194											

Total Acres:	0.00	Total Land Value:	80,000	Market:	0	Agricultural:	0	Common:	80,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		279,966	
TOTAL MARKET OB/XF VALUE		27,194	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		387,160	
SOH/AGL Deduction		65,275	
ASSESSED VALUE		321,885	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		266,885	
TOTAL JUST VALUE		387,160	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,510	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007756	MTL GAR	87,822	06/15/2021
20005567	ROOF	17,188	07/19/2020
B0514919	SWIM POOL	29,513	01/01/2005
B0412919	NEW CONSTR	159,291	05/01/2004
R046236	REPAIR/RRF	4,000	05/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2421/1468	12/29/2020	WD	Q	I	01
GRANTOR: CHILDERS GERALD L & B					SALE PRICE
GRANTEE: SHINN ANDREW L & AN					298,000
1278/0078	12/03/2004	WD	Q	I	
GRANTOR: HALLMARK HOMES INC					184,800
GRANTEE: CHILDERS GERALD L &					

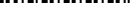
BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W20 N2 W6 S2 W1 FOP=[YR=2004] W21 S12 E3 N2 E6 S2 E7 N2 E5 N10\$ S10 W5 S2 W7 N2 W6 S2 W3 N12 W16 S44 E13 N2 E10 FOP=[YR=2004] S2 E9 N2 W9\$ E20 FGR=[YR=2004] S4 BAS=[YR=2004] S8 E21 N8 W21\$ E21 N22 W21 S18\$ N18 E21 N24\$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

SHINN ANDREW L & ANDRIA M
86867 WORTHINGTON DRIVE
YULEE, FL 32097

2023

[illegible]