LOT 8
IN OR 2012/1407
PAGE HILL #3 PB 6/341

BURNS JONATHAN KEITH
86941 WORTHINGTON DR
YULEE, FL 32097

2023

51-3N-27-1627-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
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		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

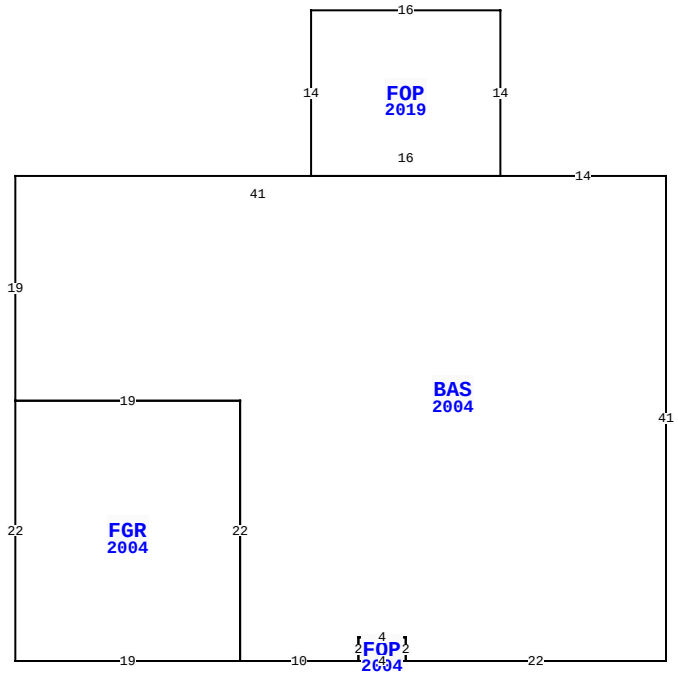
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100	1,829	171,360
FGR	418	55	230	21,549
FOP	8	30	2	187
FOP	224	30	67	6,277
TOTALS	2,479		2,128	199,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,128	113.5134	102.45	218,014	2004	2004	0	0	0	8.55	91.45

1 SINGLE FAM – 100% - 2017 Heated Area: 1829 HX Base Yr 2017



86941 WORTHINGTON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		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		199,374
TOTAL MARKET OB/XF VALUE		5,457
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		284,831
SOH/AGL Deduction		101,540
ASSESSED VALUE		183,291
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,291
TOTAL JUST VALUE		284,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412598	NEW CONSTR	147,926	04/01/2004
R046006	REPAIR/RRF	1,500	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1407	10/28/2015	WD	Q	I	01	194,000
GRANTOR: GREGORY JASON & JAMES						
GRANTEE: BURNS JONATHAN KEIT						
1990/0980	6/08/2015	WD	U	I	12	131,300
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: GREGORY JASON & JAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FOP=[YR=2019] N14 W16 S14 E16$ W41 S19
FGR=[YR=2004] S22 E19 N22 W19$ E19 S22 E10 FOP=[YR=2004] E4
N2 W4 S2$ N2 E4 S2 E22 N41$.

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	916.00	SF	5.20	5.20	100	2004	2004	3	86	4,096	
2	0940	SHEDS/PORT	0	100	12	14	168.00	SF	30.00	30.00	100	2005	2005	3	27	1,361	

LAND DESCRIPTION

TOTAL OB/XF 5,457

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	0003	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 06/01/2020 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS