LOT 80
IN OR 1461/1508
PAGE HILL #3 PB 6/341

GORDON CURVIN L & CHANNIE M
86918 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1627-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

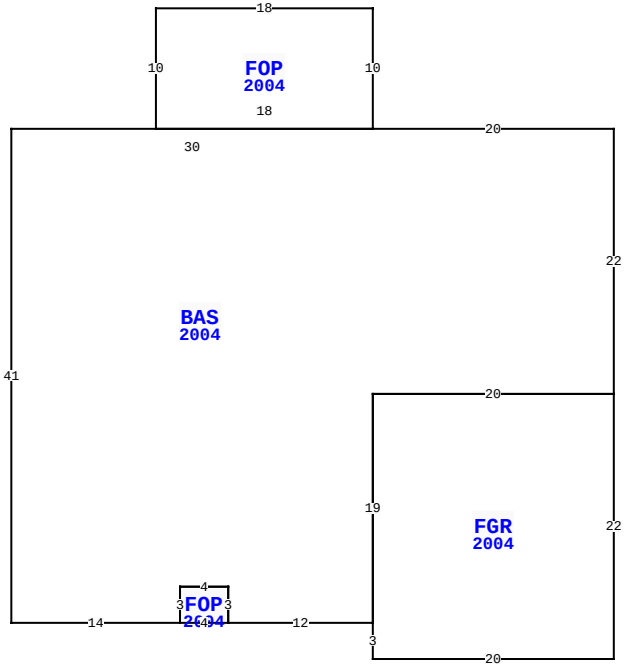
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,658	100	1,658	156,038
FGR	440	55	242	22,775
FOP	12	30	4	377
FOP	180	30	54	5,082
TOTALS	2,290		1,958	184,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,958	114.5914	103.42	202,496	2004	2004	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1658 HX Base Yr 2007



86918 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		184,271
TOTAL MARKET OB/XF VALUE		3,949
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		268,220
SOH/AGL Deduction		132,297
ASSESSED VALUE		135,923
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,923
TOTAL JUST VALUE		268,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412289	NEW CONSTR	120,976	02/01/2004
P047609	NEW CONSTR	0	02/01/2004
E0412430	NEW CONSTR	2,000	02/01/2004
R045833	CHNGE SRVC	1,500	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1461/1508	11/28/2006	WD	U	I	05	203,900
GRANTOR: LANDAMERICA ONESTOP I						
GRANTEE: GORDON CURVIN L & C						
1461/1505	11/28/2006	WD	U	I	05	216,500
GRANTOR: PATTERSON BRYAN H & L						
GRANTEE: LANDAMERICA ONE STO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 FOP=[YR=2004] N10 W18 S10 E18$ W30 S41 E14 FOP=[YR=2004] E4 N3 W4 S3$ N3 E4 S3 E12 FGR=[YR=2004] S3 E20 N22 W20 S19$ N19 E20 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	883.00	SF	5.20	5.20	100	2004	2004	3	86	3,949	

LAND DESCRIPTION

TOTAL OB/XF 3,949

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 03/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS