

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		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
BAS	1,417	100	1,417
FGR	406	55	223
FOP	24	30	7
FOP	132	30	40
PTO	55	5	3
TOTALS	2,034		1,690

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,690	119.1300	107.51	181,692	2004	2004	0	0	8.55	91.45

1 SINGLE FAM - 100% - 2016 Heated Area: 1417 HX Base Yr 2016

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			166,157
TOTAL MARKET OB/XF VALUE			3,946
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			250,103
SOH/AGL Deduction			105,635
ASSESSED VALUE			144,468
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			94,468
TOTAL JUST VALUE			250,103
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			196,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017167	REMODEL	13,000	11/18/2022
B0412602	NEW CONSTR	129,831	04/01/2004
R046008	REPAIR/RRF	1,500	04/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1982/0687	5/26/2015	WD Q	Q	I	01	160,500
GRANTOR: JENKINS ANTHONY V & M						
GRANTEE: GUERRERO LUIS RODRI						
1645/1121	10/14/2009	WD Q	Q	I	01	160,000
GRANTOR: LUNDY KEVIN & WINDY L						
GRANTEE: JENKINS ANTHONY V &						

EXTRA FEATURES																
L N	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			4.00	100	2004	2004	3	86	3,946	

86898 WORTHINGTON DR, YULEE

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2004] W16 PTO=[YR=2004] N11 W5 FOP=[YR=2004] W12 S11 E12 N11\$ S11 E5\$ W17 N11 W12 S47 E12 FOP=[YR=2004] E4 N6 W4 S6\$ N6 E4 S6 E10 FGR=[YR=2004] S5 E19 N22 W5 S1 W4 N2 W9 S18 W1\$ E1 N18 E9 S2 E4 N1 E5 N19\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							