LOT 86
IN OR 1318/1161
PAGE HILL #3 PB 6/341

GREENE MARK T
86804 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1627-0086-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	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

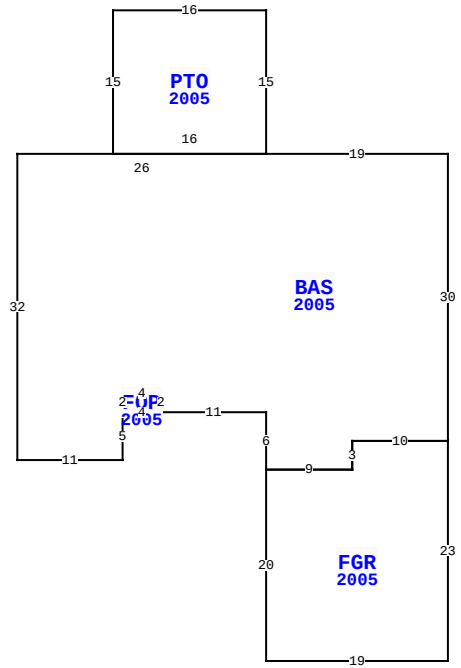
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,346	100	1,346	137,588
FGR	410	55	226	23,102
FOP	8	30	2	205
PTO	240	5	12	1,226
TOTALS	2,004		1,586	162,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,586	123.3078	111.29	176,506	2005	2005	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2006 Heated Area: 1346 HX Base Yr 2006



86804 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		162,121
TOTAL MARKET OB/XF VALUE		4,434
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		246,555
SOH/AGL Deduction		125,808
ASSESSED VALUE		120,747
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,747
TOTAL JUST VALUE		246,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412709	NEW CONSTR	126,000	04/01/2004
R046092	REPAIR/RRF	1,400	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/1161	5/19/2005	WD	Q	I		147,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GREENE MARK T						
1259/1936	9/17/2004	WD	U	V	19	1,950,400
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 PTO=[YR=2005] N15 W16 S15 E16$ W26 S32 E11 N5 FOP=[YR=2005] E4 N2 W4 S2$ N2 E4 S2 E11 S6 FGR=[YR=2005] S20 E19 N23 W10 S3 W9$ E9 N3 E10 N30$.

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	980.00	SF	5.20	5.20	100	2005	2005	3	87	4,434	

LAND DESCRIPTION

TOTAL OB/XF 4,434

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