LOT 8
IN OR 1268/1533
PAGE HILL #1 PB 6/237

SWEAT JASON C & DANIELA S
86153 WORTHINGTON DRIVE
YULEE, FL 32097

2024

51-3N-27-1625-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

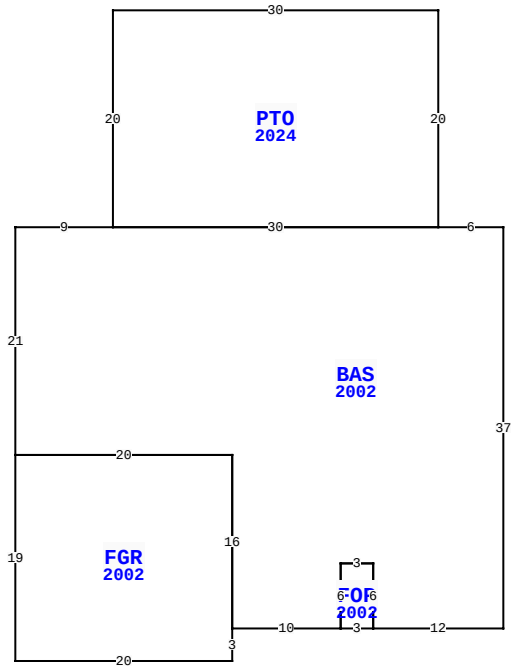
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,327	100	1,327	164,338
FGR	380	55	209	25,883
FOP	18	30	5	619
PTO	600	5	30	3,715
TOTALS	2,325		1,571	194,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	123.3078	140.57	220,835	2002	2002	0	0	0	11.90	88.10

1 SINGLE FAM – 100% - 2003 Heated Area: 1327 HX Base Yr 2003



86153 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		194,556
TOTAL MARKET OB/XF VALUE		4,652
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		279,208
SOH/AGL Deduction		155,522
ASSESSED VALUE		123,686
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,686
TOTAL JUST VALUE		279,208
NCON VALUE		2,984
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,682

30 X 50 DETACHED GARAGE (T) 1500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001105	30 X 50 DETACHED	96,285	01/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/1533	10/26/2004	QC	U	I	06	100
GRANTOR: SWEAT JASON & DANIELA						
GRANTEE: SWEAT JASON & DANIE						
1057/1899	5/24/2002	WD	Q	I		105,600
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: SWEAT JASON C & DAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W6 W30 W9 S21 E20 S16 E10 N6 E3 S6 E12 N37 $
PTO=[YR=2024;ORIG=-36,-20] E30 S20 W30 N20 $
FGR=[YR=2002;ORIG=-45,21] S19 E20 N3 N16 W20 $
FOP=[YR=2002;ORIG=-15,37] E3 N6 W3 S6 $
.

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	0812	CONCRETE C	0	100	0	0	1,182.00	SF	4.80	4.80	100	2002	2002	3	82	4,652	

LAND DESCRIPTION

TOTAL OB/XF 4,652

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS