



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	05 AVERAGE 20
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	1,337	100	1,337	171,553
FGR	419	55	230	29,512
FOP	8	30	2	257
PTO	176	5	9	1,154
TOTALS	1,940		1,578	202,477

EXTRA FEATURES	
L N	OB/XF CODE
1	0811
	CONCRETE B
	0 100
	0 0
	1,103.00
	SF 6.24
	6.24
	100
	2003
	2003
	3
	83
	5,713

LAND DESCRIPTION	
L N	USE CODE
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,578	124.9908	142.49	224,849	2003	2003	0	0	0	9.95	90.05	
1 SINGLE FAM - 100% - 2019 Heated Area: 1337 HX Base Yr 2019													
86438 WORTHINGTON DR, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	202,477		
TOTAL MARKET OB/XF VALUE	5,713		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	288,190		
SOH/AGL Deduction	120,208		
ASSESSED VALUE	167,982		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	117,982		
TOTAL JUST VALUE	288,190		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	245,995		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311061	NEW CONSTR	101,839	05/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2177/1616	2/09/2018	WD Q	I	I	01	180,000	
GRANTOR: DICKMAN WILLIAM F & F							
GRANTEE: PANOS CYNTHIA GALLE							
1311/1721	4/22/2005	WD Q	I	I		172,000	
GRANTOR: HORNE JAMIE M & KENNE							
GRANTEE: DICKMAN WILLIAM F &							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W16 PTO=[YR=2003] N8 W22 S8 E22 \$ W29 S32 E11 N5 FOP=[YR=2003] E4 N2 W4 S2 \$ N2 E4 S2 E11 S5 FGR=[YR=2003] S21 E19 N23 W10 S2 W9 \$ E9 N2 E10 N30 \$.	