



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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
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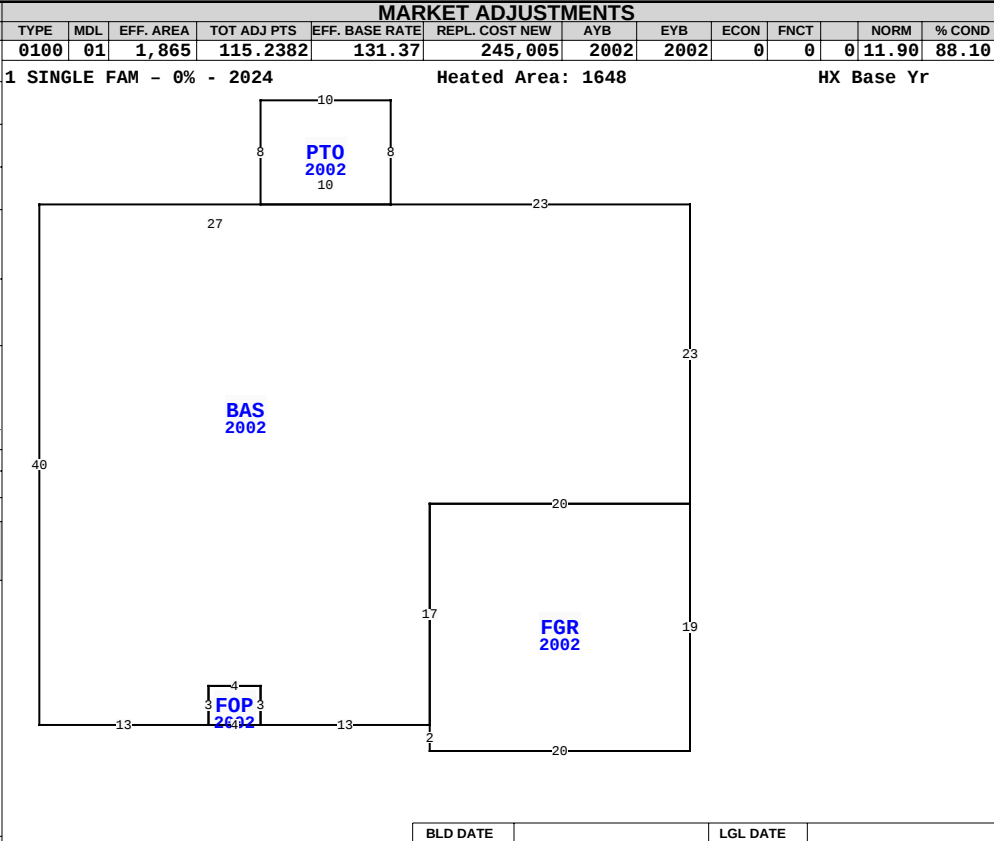
NEIGHBORHOOD/LOC	4039.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,648	100	1,648	190,735
FGR	380	55	209	24,189
FOP	12	30	4	463
PTO	80	5	4	463
TOTALS	2,120		1,865	215,849

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0812	CONCRETE C	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0	0	0	0			4.80	100	2002	2002	3	82	4,629	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



86192 WORTHINGTON DR, YULEE

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	215,849	
TOTAL MARKET OB/XF VALUE	4,629	
TOTAL LAND VALUE - MARKET	80,000	
TOTAL MARKET VALUE	300,478	
SOH/AGL Deduction	0	
ASSESSED VALUE	300,478	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	300,478	
TOTAL JUST VALUE	300,478	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	255,888	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209719	NEW CONSTR	120,316	06/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2716/338	6/04/2024	WD	Q	I	01
GRANTOR: BEST POINT EAST LLC					SALE PRICE
GRANTEE: LAFERTE NICOLE S					
2662/1611	8/16/2023	WD	U	I	37
GRANTOR: BOKOWY CHRISTOPHER					275,000
GRANTEE: BEST POINT EAST LLC					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2002] W23 PTO=[YR=2002] N8 W10 S8 E10\$ W27 S40 E13		
FOP=[YR=2002] E4 N3 W4 S3\$ N3 E4 S3 E13 FGR=[YR=2002] S2 E20		
N19 W20 S17\$ N17 E20 N23\$.		

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C