



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 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
------------------	---------

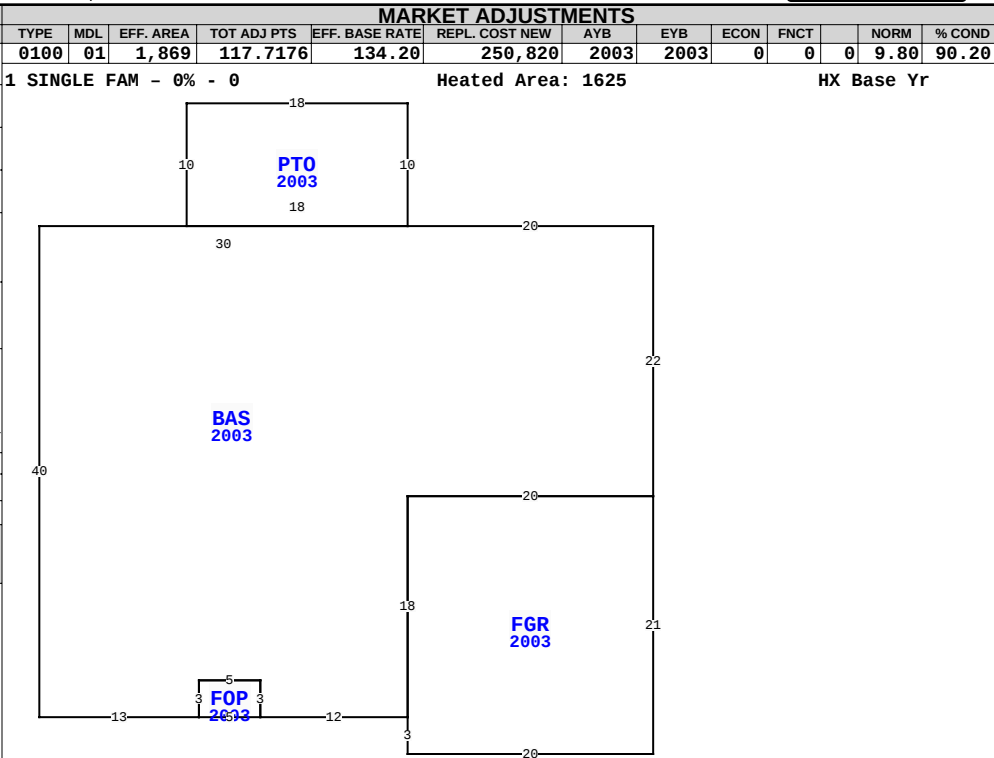
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100	1,625	196,704
FGR	420	55	231	27,962
FOP	15	30	4	484
PTO	180	5	9	1,090

TOTALS	2,240	1,869	226,240
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	1,152.00	SF	6.24	6.24

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----



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

86132 WORTHINGTON DR, YULEE

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	0811	CONCRETE B	0	0	0	1,152.00	SF	6.24	6.24	100	2003	2003	3	83	5,966	

TOTAL OB/XF										5,966						
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
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00

Total Acres:	0.00	Total Land Value:	80,000	Market:	0	Agricultural:	0
--------------	------	-------------------	--------	---------	---	---------------	---

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		226,240			
TOTAL MARKET OB/XF VALUE		5,966			
TOTAL LAND VALUE - MARKET		80,000			
TOTAL MARKET VALUE		312,206			
SOH/AGL Deduction		60,068			
ASSESSED VALUE		252,138			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		252,138			
TOTAL JUST VALUE		312,206			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		265,129			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006537	REPAIR/RRF	7,500	07/21/2017
80310975	NEW CONSTR	122,746	05/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1336/1134	7/27/2005	WD	Q	I	
GRANTOR: WILSON WHILAMENA					SALE PRICE
GRANTEE: MASON GEORGE & SYDE					154,000
1164/0738	8/21/2003	WD	Q	I	
GRANTOR: WATSON HOME BUILDERS					132,000
GRANTEE: WILSON WHILAMENA					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2003] W20 PTO=[YR=2003] N10 W18 S10 E18 \$ W30 S40 E13 FOP=[YR=2003] E5 N3 W5 S3 \$ N3 E5 S3 E12 FGR=[YR=2003] S3 E20 N21 W20 S18 \$ N18 E20 N22 \$.									

OTHER ADJUSTMENTS AND NOTES									

Common:	80,000	PRINTED 08/06/2024 BY SYS
---------	--------	---------------------------