LOT 40
CASE #06-DR-10021
PAGE HILL #1 PB 6/237

CIFTCI ATAKAN & VICTORIA
86118 WORTHINGTON DRIVE
YULEE, FL 32097

2024

51-3N-27-1625-0040-0000

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

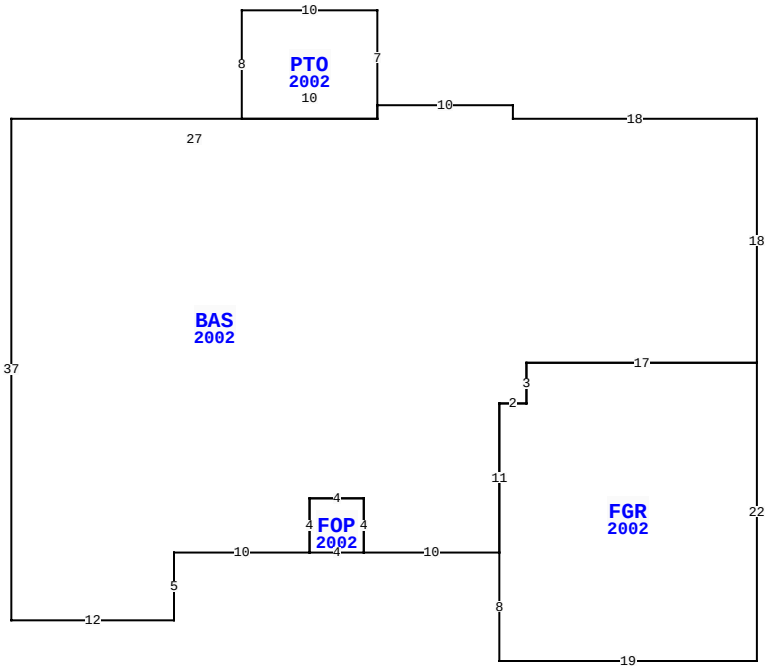
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100	1,554	185,250
FGR	412	55	227	27,060
FOP	16	30	5	596
PTO	80	5	4	477
TOTALS	2,062		1,790	213,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,790	118.6900	135.31	242,205	2002	2002	0	0	0	11.90	88.10

1 SINGLE FAM – 100% - 2023 Heated Area: 1554 HX Base Yr 2023



86118 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,383
TOTAL MARKET OB/XF VALUE		8,288
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		301,671
SOH/AGL Deduction		36,952
ASSESSED VALUE		264,719
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		214,719
TOTAL JUST VALUE		301,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240006513	ADD NEW INGROUND	25,000	05/31/2024
M025587	NEW CONSTR	2,560	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1753	4/21/2022	WD	Q	I	01	340,000
GRANTOR: OPENDOOR PROPERTY C L						
GRANTEE: CIFTCI ATAKAN & VIC						
2530/0164	1/12/2022	WD	U	I	37	310,000
GRANTOR: LEBEL JERRY P & PATTI						
GRANTEE: OPENDOOR PROPERTY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 N1 W10 PTO=[YR=2002] N7 W10 S8 E10 N1$S1 W27 S37 E12 N5 E10 FOP=[YR=2002] E4 N4 W4 S4$ N4 E4 S4 E10 FGR=[YR=2002] S8 E19 N22 W17 S3 W2 S11$ N11 E2 N3 E17 N18$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2002	2002	3	86	3,612	
2	0812	CONCRETE C	0	100	0	0	1,188.00	SF	4.80	4.80	100	2002	2002	3	82	4,676	

LAND DESCRIPTION

TOTAL OB/XF 8,288

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