LOT 1
IN OR 2095/1453
ESMT PT OR 1117/1699

BROOKE RUSSELL H & CHERYL B
86219 WORTHINGTON DR
YULEE, FL 32097

2024

51-3N-27-1626-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

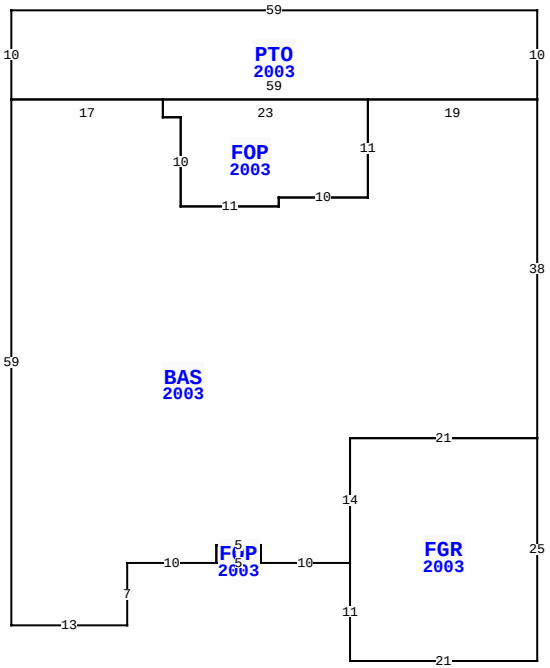
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,609	100	2,609	309,483
FGR	525	55	289	34,281
FOP	10	30	3	356
FOP	246	30	74	8,778
PTO	590	5	30	3,559
TOTALS	3,980		3,005	356,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,005	113.4452	129.33	388,637	2003	2008	0	0	0	8.28	91.72

1 SINGLE FAM – 100% - 0 Heated Area: 2609 HX Base Yr



86219 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		372,075
TOTAL MARKET OB/XF VALUE		36,748
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		504,823
SOH/AGL Deduction		256,157
ASSESSED VALUE		248,666
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		198,666
TOTAL JUST VALUE		504,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000421	ADDITION	29,274	01/15/2021
R1615518	REPAIR/RRF	8,800	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2095/1453	1/23/2017	QC	U	I	11	87,500
GRANTOR: HARPER CHERYL A						
GRANTEE: BROOKE RUSSELL H &						
1950/0197	12/31/2014	QC	U	I	11	100
GRANTOR: HOFFMAN STEPHEN W & C						
GRANTEE: HARPER CHERYL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2003] W59 S10 BAS=[YR=2003] S59 E13 N7 E10 FOP=[YR=2003] E5 N2 W5 S2 $ N2 E5 S2 E10 FGR=[YR=2003] S11 E21 N25 W21 S14 $ N14 E21 N38 W19 FOP=[YR=2003] W23 S2 E2 S10 E11 N1 E10 N11 $ S11 W10 S1 W11 N10 W2 N2 W17 $ E59 N10 $.

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	2003	2003	3	87	3,654	
2	0812	CONCRETE C	0	100	0	0	3,273.00	SF	4.80	4.80	100	2003	2003	3	83	13,040	
3	0855	CONC PAVER	0	100	0	0	282.00	SF	8.40	8.40	100	2004	2004	3	84	1,990	
4	0810	CONCRETE A	0	100	0	0	522.00	SF	7.80	7.80	100	2021	2021	3	99	4,031	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	360.00	360.00	100	2021	2021	3	98	353	
6	0462	ST/AL FNC	0	100	0	0	1,200.00	SF	12.00	12.00	100	2021	2021	3	95	13,680	

LAND DESCRIPTION

TOTAL OB/XF 36,748

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	1.20	80,000.00	96,000.00	96,000							

REVIEW DATE 11/23/2021 BY NW Total Acres: 0.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

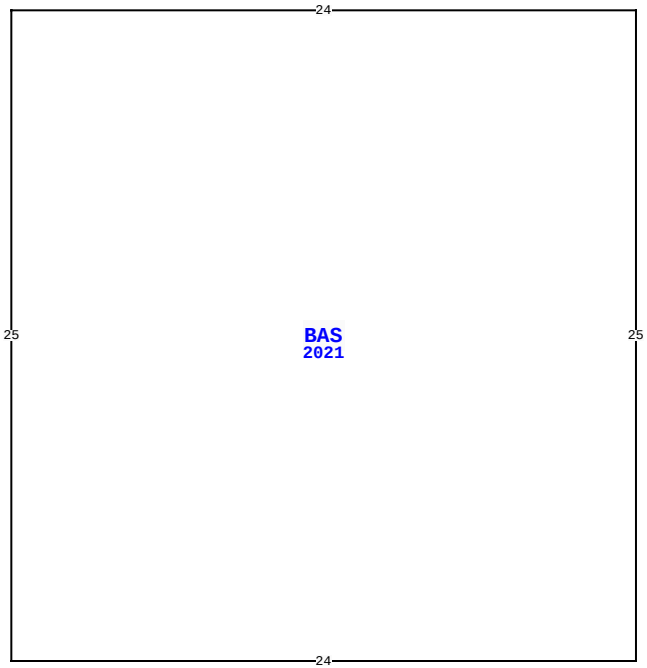
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	15,617
TOTALS	600		600	15,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	26.56	15,936	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 0 Heated Area: 600 HX Base Yr



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GRANTOR: HOFFMAN STEPHEN W & C						
GRANTEE: HARPER CHERYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S25 E24 N25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/23/2021 BY NW Total Acres: 0.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/06/2024 BY SYS