LOT 5
IN OR 1760/477 & OR 1859/583
ESMT PT OR 117/1699

TYO CRAIG/TYO LAUREY
86413 WORTHINGTON DR
YULEE, FL 32097

2024

51-3N-27-1626-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

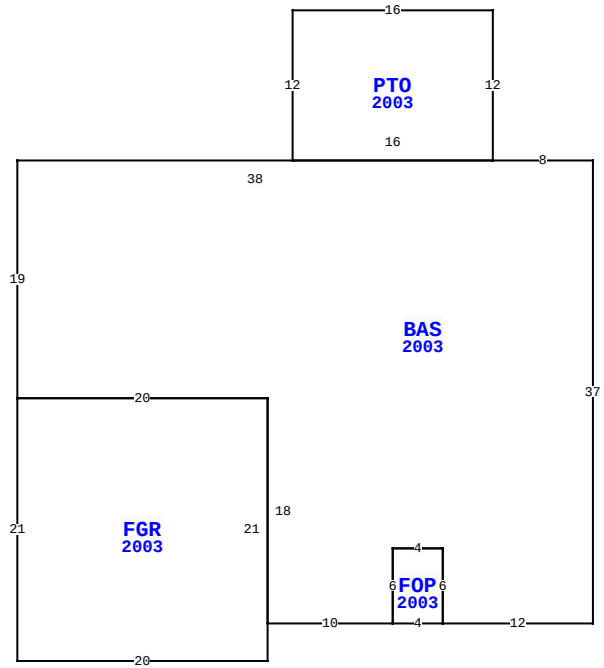
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,318	100	1,318	165,314
FGR	420	55	231	28,974
FOP	24	30	7	878
PTO	192	5	10	1,254
TOTALS	1,954		1,566	196,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,566	122.6346	139.80	218,927	2003	2003	0	0	0	10.28	89.72

1 SINGLE FAM – 100% - 2014 Heated Area: 1318 HX Base Yr 2014



86413 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		196,421
TOTAL MARKET OB/XF VALUE		9,046
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		285,467
SOH/AGL Deduction		156,019
ASSESSED VALUE		129,448
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,448
TOTAL JUST VALUE		285,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002469	REPAIR/RRF	8,923	03/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1859/0583	5/23/2013	WD	U	I	11	100
GRANTOR: TYO LAUREY						
GRANTEE: TYO CRAIG						
1760/0477	10/07/2011	WD	U	I	11	108,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: TYO LAUREY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W8 PTO=[YR=2003] N12 W16 S12 E16$ W38 S19 FGR=[YR=2003] S21 E20 N21 W20$ E20 S18 E10 FOP=[YR=2003] E4 N6 W4 S6$ N6 E4 S6 E12 N37$.

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	0811	CONCRETE B	0	100	0	0	1,041.00	SF	6.24	6.24	100	2003	2003	3	83	5,392	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2003	2003	3	87	3,654	

LAND DESCRIPTION

TOTAL OB/XF 9,046

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