

LOT 7
IN OR 1193/1537
ESMT PT OR 1117/1699

MURPHY EVANGELINE S
86449 WORTHINGTON DRIVE
YULEE, FL 32097

2024

51-3N-27-1626-0007-0000



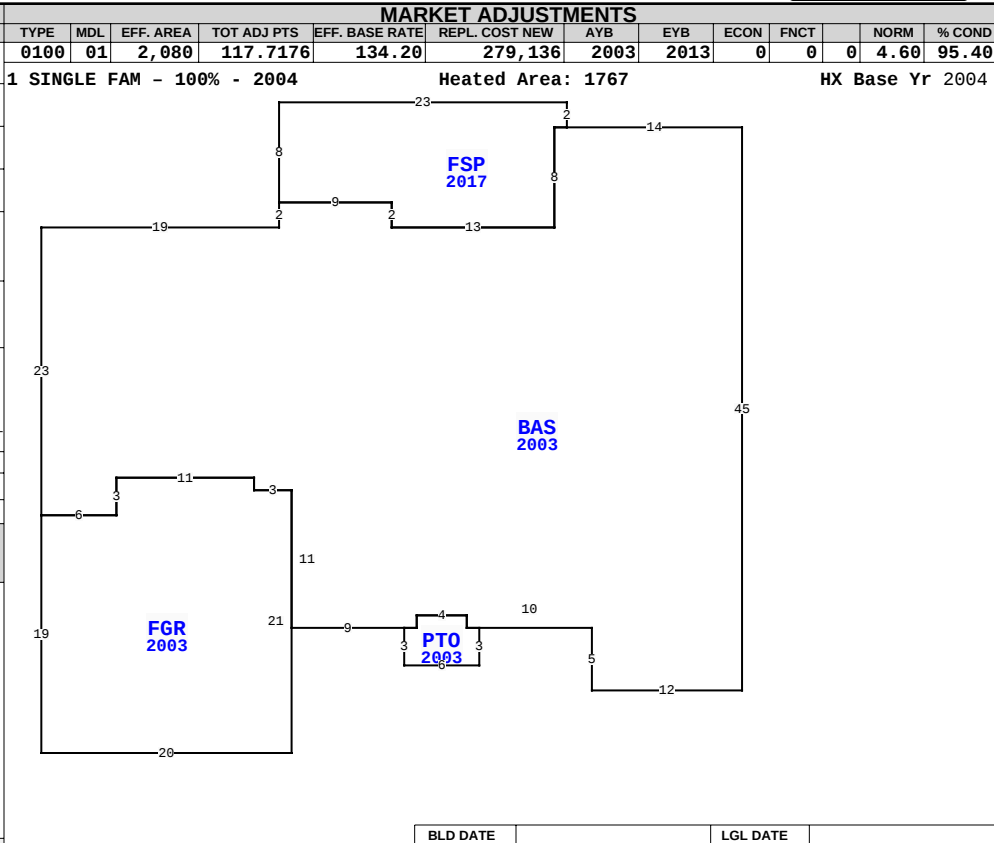
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,767	100	1,767	226,223
FGR	419	55	230	29,446
FSP	204	40	82	10,498
PTO	22	5	1	128
TOTALS	2,412		2,080	266,296

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	100	0	0			



86449 WORTHINGTON DR, YULEE										XF DATE						LAND DATE	
										INC DATE						AG DATE	
UNITS	UT	Adj R		ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
897.00	SF	6.24		6.24	100	2003	2003	3	83	4,646							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		266,296	
TOTAL MARKET OB/XF VALUE		4,646	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		350,942	
SOH/AGL Deduction		195,977	
ASSESSED VALUE		154,965	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		99,965	
TOTAL JUST VALUE		350,942	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,837	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012350	REMODEL	36,307	08/12/2022
R1615542	REPAIR/RRF	9,180	11/01/2016
B0311365	NEW CONSTR	125,803	07/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1193/1537	12/08/2003	WD	Q	I		143,300	
GRANTOR: MEADOWFIELD OF JACKSO							
GRANTEE: MURPHY EVANGELINE S							
1118/0594	3/04/2003	WD	U	V	19	23,500	
GRANTOR: PAGE HILL ASSOCIATES							
GRANTEE: MEADOWFIELD OF JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W14 FSP=[YR=2017] N2 W23 S8 E9 S2 E13 N8 E1 \$ W1 S8 W13 N2 W9 S2 W19 S23 FGR=[YR=2003] S19 E20 N21 W3 N1 W11 S3 W6 \$ E6 N3 E11 S1 E3 S11 E9 PTO=[YR=2003] S3 E6 N3 W1 N1 W4 S1 W1 \$ E1 N1 E4 S1 E10 S5 E12 N45 \$.									

LAND DESCRIPTION										TOTAL OB/XF										4,646					
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	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								