LOT 10
IN OR 1225/1230
ESMT PT OR 1117/1699

TUPPER GARY W JR & ELIZABETH A
86533 WORTHINGTON DRIVE
YULEE, FL 32097

2024

51-3N-27-1626-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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

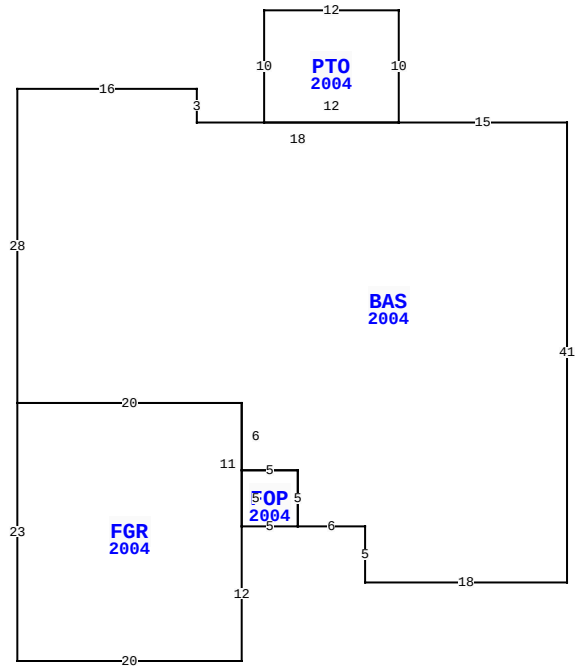
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,657	100	1,657	195,890
FGR	460	55	253	29,909
FOP	25	30	8	946
PTO	120	5	6	710
TOTALS	2,262		1,924	227,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	114.2680	130.27	250,639	2004	2004	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2005 Heated Area: 1657 HX Base Yr 2005



86533 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		227,455
TOTAL MARKET OB/XF VALUE		4,607
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		320,062
SOH/AGL Deduction		176,698
ASSESSED VALUE		143,364
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,364
TOTAL JUST VALUE		320,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311915	NEW CONSTR	121,063	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1225/1230	4/27/2004	WD	Q	I		135,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: TUPPER GARY W JR &						
1168/0958	9/05/2003	WD	U	V	19	47,000
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 PTO=[YR=2004] N10 W12 S10 E12$ W18 N3 W16 S28 FGR=[YR=2004] S23 E20 N12 FOP=[YR=2004] E5 N5 W5 S5$ N11 W20$ E20 S6 E5 S5 E6 S5 E18 N41$.

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	879.00	SF	6.24	6.24	100	2004	2004	3	84	4,607	

LAND DESCRIPTION

TOTAL OB/XF 4,607

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	1.10	80,000.00	88,000.00	88,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/06/2024 BY SYS