LOT 11
IN OR 1164/394
ESMT PT OR 1117/1699

GERBER RICHARD F & TAMMY L
86547 WORTHINGTON DRIVE
YULEE, FL 32097

2024

51-3N-27-1626-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

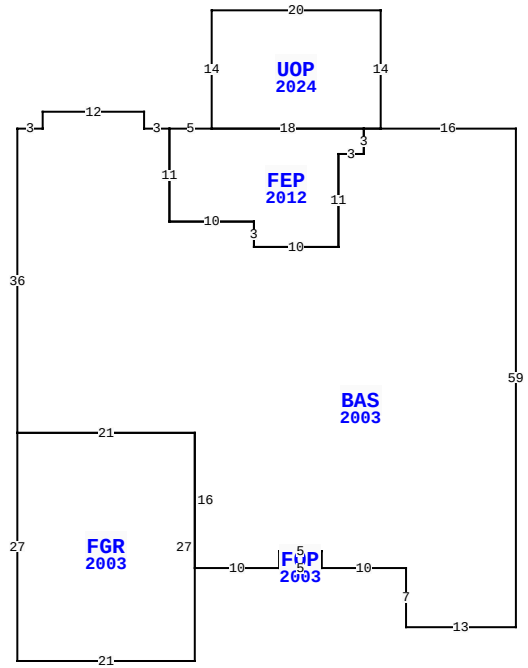
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,578	100	2,578	288,293
FEP	259	80	207	23,149
FGR	567	55	312	34,890
FOP	10	30	3	335
UOP	280	20	56	6,262
TOTALS	3,694		3,156	352,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,156	110.0044	125.41	395,794	2003	2008	0	0	0	10.83	89.17

1 SINGLE FAM – 100% - 2024 Heated Area: 2578 HX Base Yr



86547 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		352,930
TOTAL MARKET OB/XF VALUE		10,235
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		451,165
SOH/AGL Deduction		0
ASSESSED VALUE		451,165
TOTAL EXEMPTION VALUE	13	451,165
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		451,165
NCON VALUE		6,262
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005210	ROOF	0	07/10/2020
B0310944	NEW CONSTR	186,896	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1164/0394	8/21/2003	WD	Q	I		191,300
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: GERBER RICHARD & TA						
1110/0848	1/30/2003	WD	U	V	19	94,000
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: MEADOWFIELD OF JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W16 W2 S3 W3 S11 W10 N3 W10 N11 W3 N2 W12 S2 W3 S36 E21 S16 E10 N2 E5 S2 E10 S7 E13 N59 $
FGR=[YR=2003;ORIG=-59,36] S27 E21 N27 W21 $
FEP=[YR=2012;ORIG=-18,0] W18 W5 S11 E10 S3 E10 N11 E3 N3 $
FOP=[YR=2003;ORIG=-28,52] E5 N2 W5 S2 $
UOP=[YR=2024;ORIG=-16,0] W2 W18 N14 E20 S14 $
.

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	0812	CONCRETE C	0	100	0	0	1,815.00	SF	4.80	4.80	100	2003	2003	3	83	7,231	
2	0810	CONCRETE A	0	100	0	0	368.00	SF	7.80	7.80	100	2003	2003	3	83	2,382	
3	0681	POLE SHED	0	100	12	8	96.00	SF	18.00	18.00	100	2004	2004	3	36	622	

LAND DESCRIPTION

TOTAL OB/XF 10,235

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 04/16/2024 BY KWA Total Acres: 0.00 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/06/2024 BY SYS