



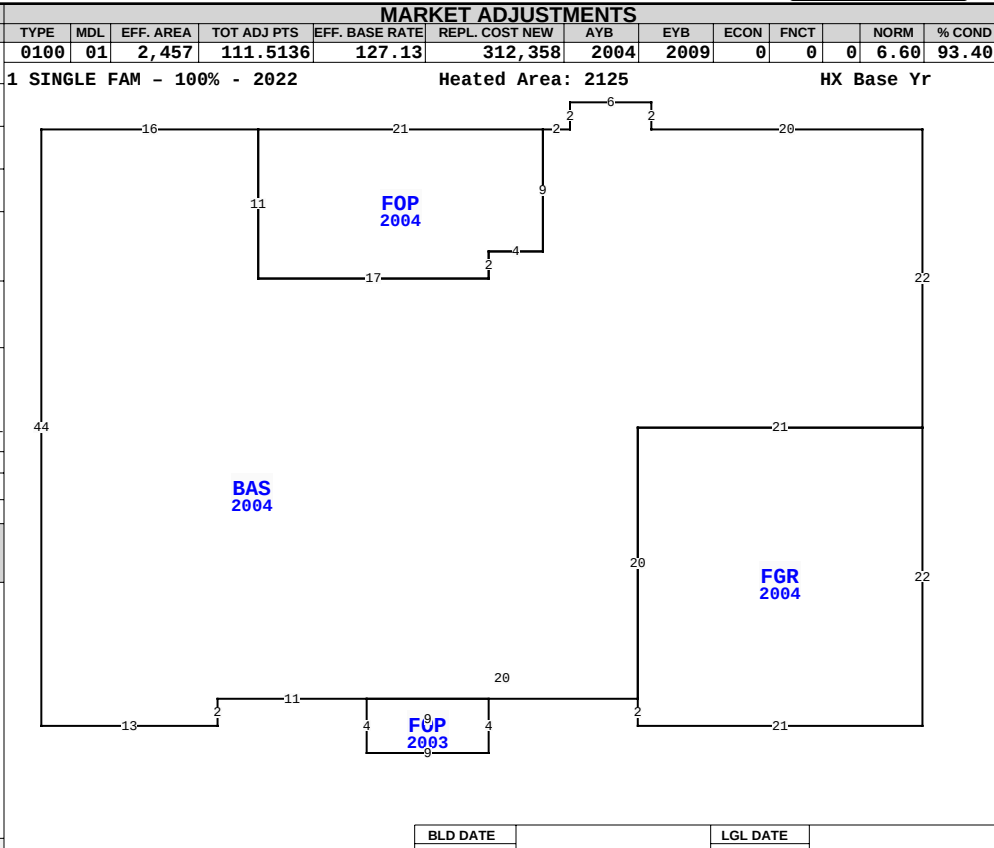
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	2,125	100	2,125	252,321
FGR	462	55	254	30,160
FOP	36	30	11	1,306
FOP	223	30	67	7,956
TOTALS	2,846		2,457	291,742

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	801.00	SF	6.24	6.24	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	38.40	38.40	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	360.00	360.00	
4	0479	VF PICKET	0	100	0	0	384.00	LF	12.00	12.00	
5	0812	CONCRETE C	0	100	0	0	1,800.00	SF	4.80	4.80	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT	



86565 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	
801.00	SF	6.24	6.24	100	2004	2004	3	84	4,199		
120.00	LF	38.40	38.40	100	2011	2011	3	81	3,732		
1.00	UT	360.00	360.00	100	2011	2011	3	81	292		
384.00	LF	12.00	12.00	100	2011	2011	3	81	3,732		
1,800.00	SF	4.80	4.80	100	2024	2022		100	8,640		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		291,742	
TOTAL MARKET OB/XF VALUE		20,595	
TOTAL LAND VALUE - MARKET		84,000	
TOTAL MARKET VALUE		396,337	
SOH/AGL Deduction		51,512	
ASSESSED VALUE		344,825	
TOTAL EXEMPTION VALUE		13	344,825
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		396,337	
NCON VALUE		8,640	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		326,393	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311914	NEW CONSTR	154,813	11/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2468/0865	5/28/2021	WD	Q	I	02
GRANTOR: FLORES MARCOS I & SAR					SALE PRICE
GRANTEE: ORTIZ MIGUEL & JASM					277,000
1887/0174	10/28/2013	WD	Q	I	02
GRANTOR: KLING MICHAEL E & MIC					175,000
GRANTEE: FLORES MARCOS I & S					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W20 N2 W6 S2 W2 FOP=[YR=2004] W21 S11 E17 N2 E4 N9\$ S9 W4 S2 W17 N11 W16 S44 E13 N2 E11 FOP=[YR=2003] S4 E9 N4 W9\$ E20 FGR=[YR=2004] S2 E21 N22 W21 S20 \$ N20 E21 N22\$.											