LOT 19
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

GRIEB FRANCES ANN
86697 WORTHINGTON DRIVE
YULEE, FL 32097

2024

51-3N-27-1626-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

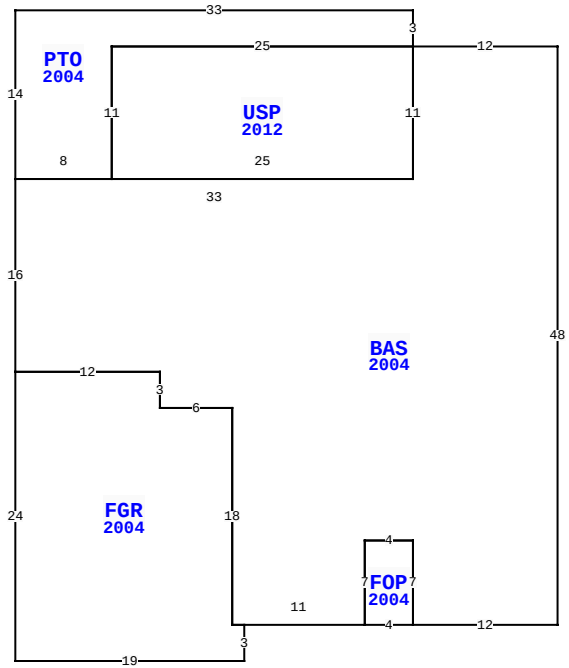
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,409	100	1,409	179,793
FGR	417	55	229	29,221
FOP	28	30	8	1,020
PTO	187	5	9	1,149
USP	275	30	82	10,464
TOTALS	2,316		1,737	221,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,737	120.2300	137.06	238,073	2004	2009	0	0	0	6.90	93.10

1 SINGLE FAM – 100% - 2020 Heated Area: 1409 HX Base Yr 2020



86697 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		221,646
TOTAL MARKET OB/XF VALUE		11,859
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		313,505
SOH/AGL Deduction		129,251
ASSESSED VALUE		184,254
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,254
TOTAL JUST VALUE		313,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014155		12,838	11/02/2023
B17920	SCRN RM	6,000	10/31/2006
B0311773	NEW CONSTR	106,629	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/1972	3/29/2019	WD	U	I	37	157,500
GRANTOR: BRIDGES BARBARA A						
GRANTEE: GRIEB FRANCES ANN						
2023/0305	1/11/2016	SW	U	I	18	140,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BRIDGES BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 PTO=[YR=2004] N3 W33 S14 E8 USP=[YR=2012] E25 N11 W25 S11$ N11 E25 $ S11 W33 S16 FGR=[YR=2004] S24 E19 N3 W1 N18 W6 N3 W12$ E12 S3 E6 S18 E11 FOP=[YR=2004] E4 N7 W4 S7$ N7 E4 S7 E12 N48$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2004	2004	3	88	3,696	
2	0811	CONCRETE B	0	100	0	0	915.00	SF	6.24	6.24	100	2004	2004	3	84	4,796	
3	0810	CONCRETE A	0	100	0	0	502.00	SF	7.80	7.80	100	2005	2005	3	86	3,367	

LAND DESCRIPTION

TOTAL OB/XF 11,859

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 02/16/2024 BY WW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS