LOT 32
IN OR 1245/1841
ESMT PT OR 1117/1699

OSWALD HENRY/
86730 WORTHINGTON DRIVE
YULEE, FL 32097

**2024**

**51-3N-27-1626-0032-0000**

## 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 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |

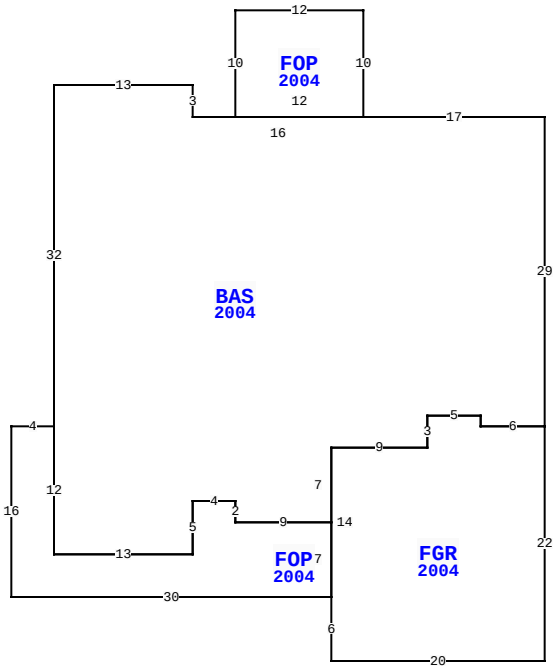
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4039.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,651 | 100 | 1,651 | 195,181 |
| FGR | 427 | 55 | 235 | 27,781 |
| FOP | 120 | 30 | 36 | 4,256 |
| FOP | 215 | 30 | 64 | 7,566 |
| TOTALS | 2,413 | | 1,986 | 234,785 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,986 | 114.2680 | 130.27 | 258,716 | 2004 | 2004 | 0 | 0 | 0 | 9.25 | 90.75 |

1 SINGLE FAM – 100% - 2006 Heated Area: 1651 HX Base Yr 2006




86730 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 | | 234,785 |
| TOTAL MARKET OB/XF VALUE | | 11,744 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 326,529 |
| SOH/AGL Deduction | | 179,567 |
| ASSESSED VALUE | | 146,962 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 96,962 |
| TOTAL JUST VALUE | | 326,529 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 277,553 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M048074 | H/AC | 0 | 04/01/2004 |
| B0412359 | NEW CONSTR | 122,356 | 02/01/2004 |
| R045872 | REPAIR/RRF | 3,800 | 02/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 9999/9999 | 7/15/2004 | WD | Q | I | | 146,400 |
| GRANTOR: HALLMARK HOMES INC | | | | | | |
| GRANTEE: OSWALD HENRY | | | | | | |
| 1202/0828 | 1/20/2004 | WD | U | V | 19 | 23,500 |
| GRANTOR: PAGE HILL ASSOCIATES | | | | | | |
| GRANTEE: HALLMARK HOMES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W17 FOP=[YR=2004] N10 W12 S10 E12$ W16 N3 W13 S32 FOP=[YR=2004] W4 S16 E30 FGR=[YR=2004] S6 E20 N22 W6 N1 W5 S3 W9 S14$ N7 W9 N2 W4 S5 W13 N12$ S12 E13 N5 E4 S2 E9 N7 E9 N3 E5 S1 E6 N29$ .

## 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 | 906.00 | SF | 6.24 | 6.24 | 100 | 2004 | 2004 | 3 | 84 | 4,749 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 276.00 | LF | 38.40 | 38.40 | 100 | 2005 | 2005 | 3 | 66 | 6,995 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,744

| 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 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS