LOT 37
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

SCHULD JOHN T JR
86634 WORTHINGTON DRIVE
YULEE, FL 32097

2024

51-3N-27-1626-0037-0000

BUILDING CHARACTERISTICS

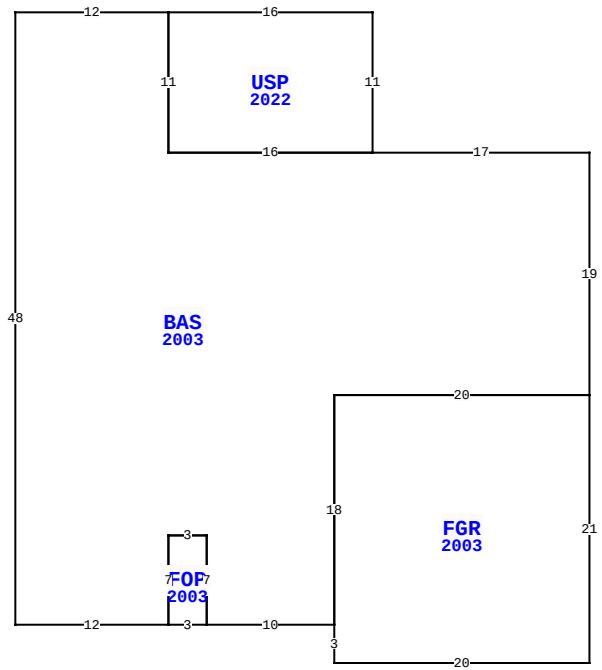
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,416	100	1,416	190,469
FGR	420	55	231	31,072
FOP	21	30	6	807
USP	176	30	53	7,129
TOTALS	2,033		1,706	229,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,706	128.0400	145.97	249,025	2003	2008	0	0	0	7.85	92.15

1 SINGLE FAM – 100% - 2021 Heated Area: 1416 HX Base Yr



86634 WORTHINGTON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,477
TOTAL MARKET OB/XF VALUE		13,223
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		322,700
SOH/AGL Deduction		309,323
ASSESSED VALUE		13,377
TOTAL EXEMPTION VALUE	13	13,377
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		322,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310912	NEW CONSTR	121,000	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/1364	8/13/2020	WD	Q	I	01	243,000
GRANTOR: BGRS RELOCATION INC						
GRANTEE: SCHULD JOHN T JR						
2384/0808	7/11/2020	WD	U	I	37	243,000
GRANTOR: LACY MASON W & KELLY						
GRANTEE: BGRS RELOCATION INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 USP=[YR=2022] N11 W16 S11 E16$ W16 N11 W12 S48 E12 FOP=[YR=2003] E3 N7 W3 S7$ N7 E3 S7 E10 FGR=[YR=2003] S3 E20 N21 W20 S18 $ N18 E20 N19$.

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	966.00	SF	6.24	6.24	100	2003	2003	3	83	5,003	
2	0855	CONC PAVER	0	100	0	0	685.00	SF	12.00	12.00	100	2022	2022	3	100	8,220	

LAND DESCRIPTION

TOTAL OB/XF 13,223

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	0003	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 08/29/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS