LOT 38
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

MUSGROVE JOSEPHINE C L/E/
86618 WORTHINGTON DRIVE
YULEE, FL 32097

2024

51-3N-27-1626-0038-0000

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	13	LVT/LAMNT 100
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

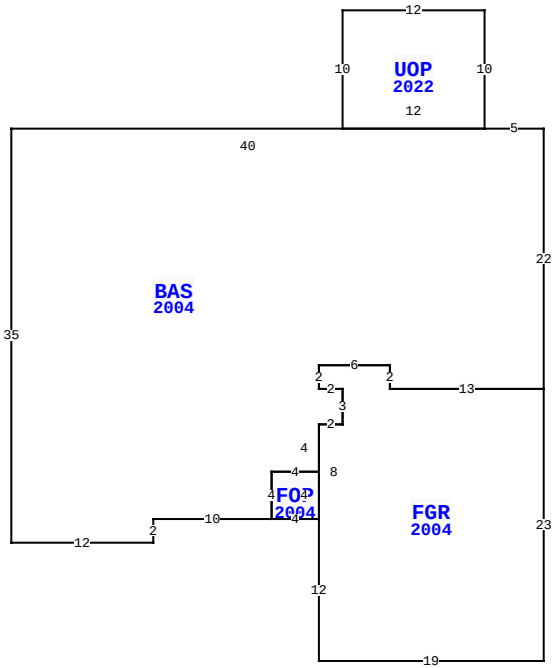
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	1,278	164,666
FGR	443	55	244	31,439
FOP	16	30	5	644
UOP	120	20	24	3,093
TOTALS	1,857		1,551	199,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,551	124.5420	141.98	220,211	2004	2004	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2005 Heated Area: 1278 HX Base Yr 2005



86618 WORTHINGTON DR, YULEE

BLD DATE	03/09/2011	KK	LGL DATE	
XF DATE	03/19/2007	JM	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		199,841
TOTAL MARKET OB/XF VALUE		5,677
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		285,518
SOH/AGL Deduction		159,650
ASSESSED VALUE		125,868
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,868
TOTAL JUST VALUE		285,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009543	REPAIR/RRF	9,688	10/27/2017
P047614	NEW CONSTR	0	02/01/2004
R045840	REPAIR/RRF	3,000	02/01/2004
B0412298	NEW CONSTR	99,985	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/0022	8/05/2022	LE	U	I	11	100
GRANTOR: MUSGROVE JOSEPHINE C						
GRANTEE: CHAPLAUSKE STACEY N						
1236/1692	6/10/2004	WD	Q	I		117,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: MUSGROVE JOSEPHINE						

BUILDING NOTES

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	1,083.00	SF	6.24	6.24	100	2004	2004	3	84	5,677	

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W5 W40 S35 E12 N2 E10 N4 E4 N4 E2 N3 W2 N2 E6 S2 E13 N22 $
FGR=[YR=2004;ORIG=-19,33] S12 E19 N23 W13 N2 W6 S2 E2 S3 W2 S8 $
UOP=[YR=2022;ORIG=-5,0] N10 W12 S10 E12 $
FOP=[YR=2004;ORIG=-23,33] E4 N4 W4 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,677

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS