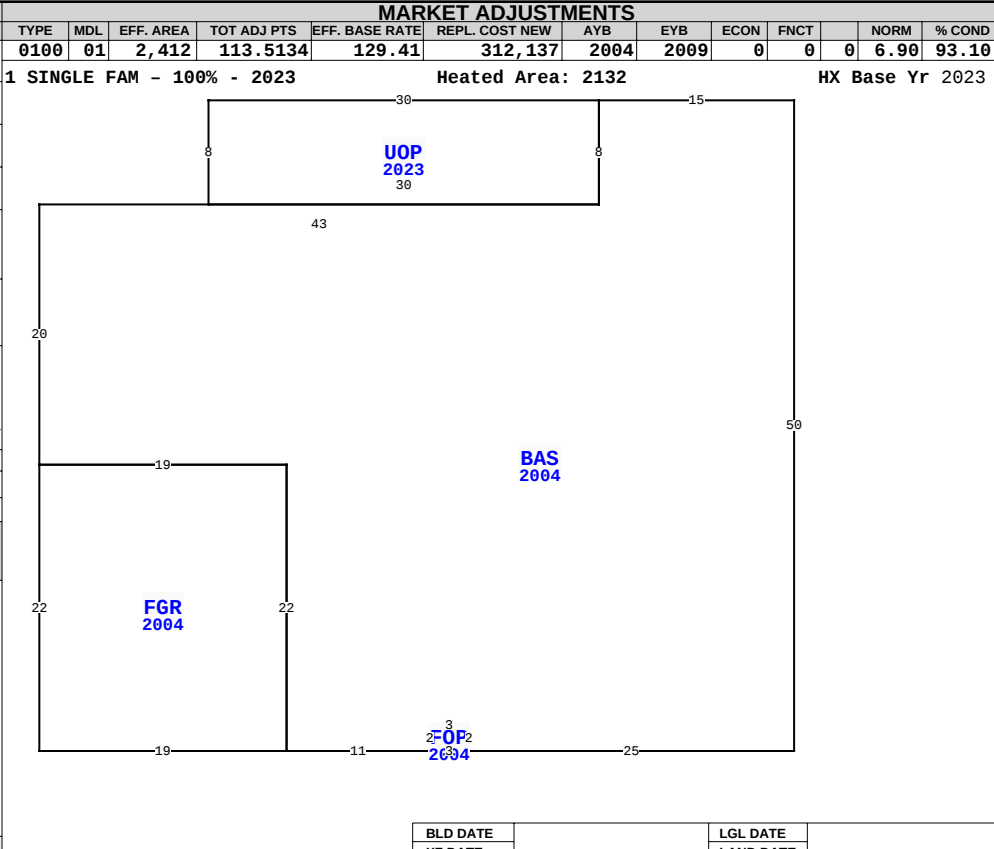




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	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	2,132	100	2,132	256,865
FGR	418	55	230	27,710
FOP	6	30	2	241
UOP	240	20	48	5,783
TOTALS	2,796		2,412	290,600



86885 WORTHINGTON DR, YULEE

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

L N	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	0810	CONCRETE A	0	100	0	0	830.00	SF	7.80	7.80	100	2004	2004	3	84	5,438	
2	0861	POOL GUNIT	0	100	0	0	390.00	SF	102.00	102.00	100	2007	2007	3	48	19,094	
3	0845	KOOL DECK	0	100	0	0	600.00	SF	8.70	8.70	100	2007	2007	3	88	4,594	
4	0911	SCRN RM A	0	100	45	22	990.00	SF	21.00	21.00	100	2024	2023		100	20,790	

LAND DESCRIPTION										TOTAL OB/XF							49,916		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
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			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		290,600			
TOTAL MARKET OB/XF VALUE		49,916			
TOTAL LAND VALUE - MARKET		80,000			
TOTAL MARKET VALUE		420,516			
SOH/AGL Deduction		52,736			
ASSESSED VALUE		367,780			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		317,780			
TOTAL JUST VALUE		420,516			
NCON VALUE		25,127			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		332,673			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V240006364	REMOVAL OF VINYL	32,000	05/29/2024
22017197	ADDITION	16,500	11/18/2022
R1615642	REPAIR/RRF	11,037	12/01/2016
B25215	REMODEL	800	10/01/2011
B19405	SWIM POOL	32,000	02/01/2007
B0412600	NEW CONSTR	162,335	04/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2702/1348	3/01/2024	WD	Q	I	01
GRANTOR: DIAZ JOEL & KATHERINE					
GRANTEE: GOUGH TRUST					
2588/1271	8/31/2022	WD	Q	I	01
GRANTOR: METT CARL THOMAS JR &					
GRANTEE: DIAZ JOEL & KATHERI					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2004;ORIG=0,0] W15 S8 W43 S20 E19 S22 E11 N2 E3 S2 E25 N50 \$	
FGR=[YR=2004;ORIG=-58,28] S22 E19 N22 W19 \$	
UOP=[YR=2023;ORIG=-15,0] W30 S8 E30 N8 \$	
FOP=[YR=2004;ORIG=-28,50] E3 N2 W3 S2 \$	