LOT 7
IN OR 1293/1016
PAGE HILL #3 PB 6/341

KOVALICK PETER V & CASSANDRA A
86923 WORTHINGTON DRIVE
YULEE, FL 32097

2024

51-3N-27-1627-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

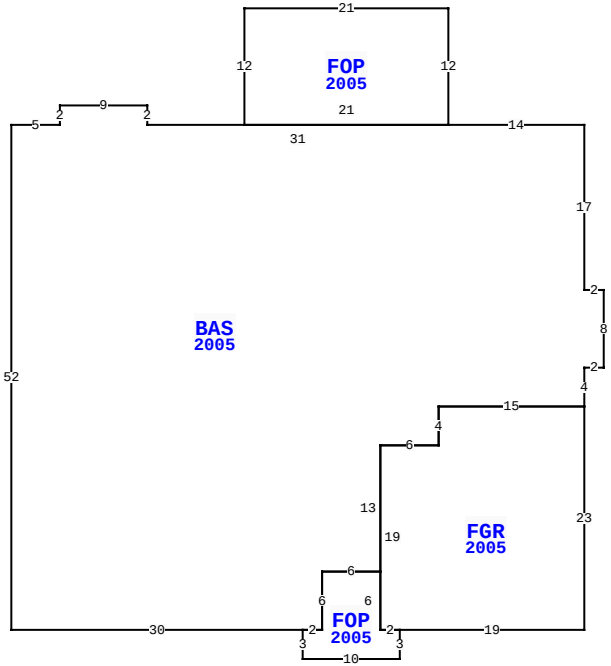
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,607	100	2,607	294,472
FGR	459	55	252	28,465
FOP	66	30	20	2,259
FOP	252	30	76	8,584
TOTALS	3,384		2,955	333,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,955	108.4666	123.65	365,386	2005	2005	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2007 Heated Area: 2607 HX Base Yr 2007



86923 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		333,780
TOTAL MARKET OB/XF VALUE		5,944
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		419,724
SOH/AGL Deduction		224,105
ASSESSED VALUE		195,619
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,619
TOTAL JUST VALUE		419,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413296	NEW CONSTR	183,247	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/1016	2/07/2005	WD	Q	I		200,600
GRANTOR: HALLMARK HOMES INC						
GRANTEE: KOVALICK PETER V &						
1246/1448	7/20/2004	WD	U	V	19	29,000
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: HALLMARK HOMES INC						

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	0812	CONCRETE C	0	100	0	0	1,440.00	SF	4.80	4.80	100	2005	2005	3	86	5,944	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FOP=[YR=2005] N12 W21 S12 E21$ W31 N2 W9 S2 W5 S52 E30 FOP=[YR=2005] S3 E10 N3 FGR=[YR=2005] E19 N23 W15 S4 W6 S19 E2$ W2 N6 W6 S6 W2$ E2 N6 E6 N13 E6 N4 E15 N4 E2 N8 W2 N17$.

LAND DESCRIPTION

TOTAL OB/XF 5,944

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