LOT 83
IN OR 2136/598
PAGE HILL #3 PB 6/341

VAN PELT JEFFREY B
86862 WORTHINGTON DRIVE
YULEE, FL 32097

**2024**

**51-3N-27-1627-0083-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 70 |
| Exterior Wall | 20 | FACE BRICK 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 | | 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 |

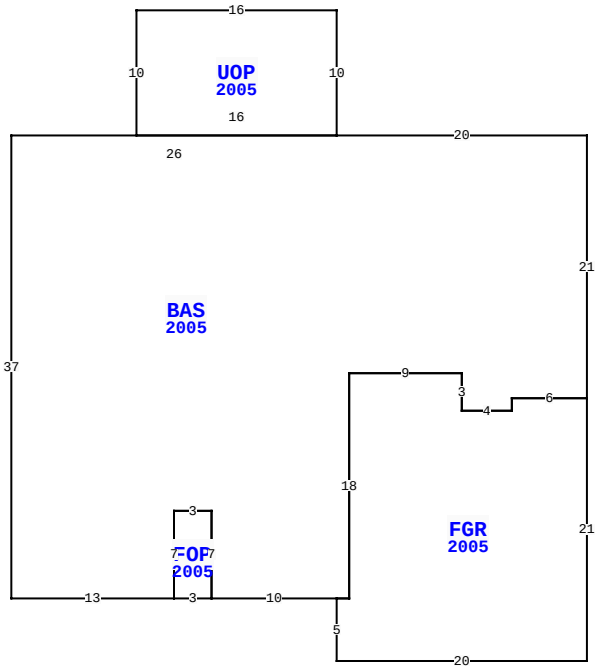
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4039.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,363 | 100 | 1,363 | 175,053 |
| FGR | 418 | 55 | 230 | 29,540 |
| FOP | 21 | 30 | 6 | 771 |
| UOP | 160 | 20 | 32 | 4,110 |
| TOTALS | 1,962 | | 1,631 | 209,474 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,631 | 125.6640 | 143.26 | 233,657 | 2005 | 2005 | 0 | 0 | 0 | 10.35 | 89.65 |

1 SINGLE FAM – 100% - 2018 Heated Area: 1363 HX Base Yr 2018




86862 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 | | 209,474 |
| TOTAL MARKET OB/XF VALUE | | 4,685 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 294,159 |
| SOH/AGL Deduction | | 131,743 |
| ASSESSED VALUE | | 162,416 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 112,416 |
| TOTAL JUST VALUE | | 294,159 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 248,375 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E0514893 | ELEC OTHER | 0 | 05/01/2005 |
| E14625 | ELEC OTHER | 0 | 03/01/2005 |
| E14636 | ELEC OTHER | 2,000 | 03/01/2005 |
| M09414 | MECH OTHER | 0 | 03/01/2005 |
| B0413194 | NEW CONSTR | 126,000 | 07/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2136/0598 | 7/27/2017 | WD | Q | I | 01 | 168,000 |
| GRANTOR: DOYLE KENNETH A | | | | | | |
| GRANTEE: VAN PELT JEFFREY B | | | | | | |
| 1332/1168 | 7/12/2005 | WD | Q | I | | 144,400 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: DOYLE KENNETH A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W20 W26 S37 E13 N7 E3 S7 E10 E1 N18 E9 S3 E4 N1 E6 N21 $
FGR=[YR=2005;ORIG=-20,37] S5 E20 N21 W6 S1 W4 N3 W9 S18 W1 $
UOP=[YR=2005;ORIG=-20,0] N10 W16 S10 E16 $
FOP=[YR=2005;ORIG=-33,37] E3 N7 W3 S7 $
.

## 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 | 873.00 | SF | 6.24 | 6.24 | 100 | 2005 | 2005 | 3 | 86 | 4,685 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,685

| 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