LOT 85
PAGE HILL #3 PB 6/341

STOWE ROBERT J & CHRISTINA N
86824 WORTHINGTON DRIVE
YULEE, FL 32097

2024

51-3N-27-1627-0085-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

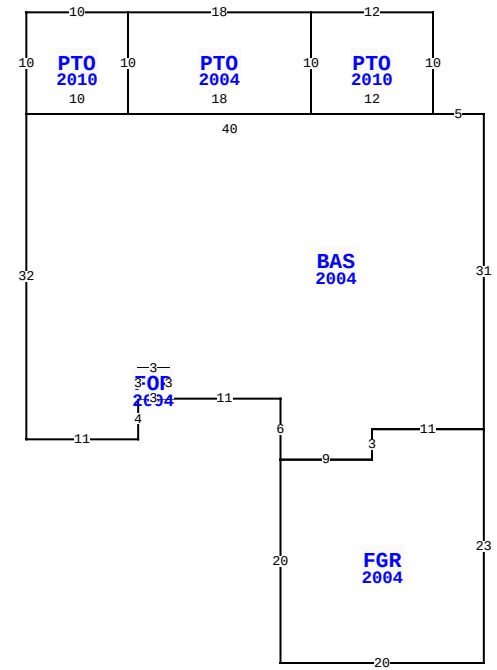
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,382	100	1,382	180,166
FGR	433	55	238	31,027
FOP	9	30	3	391
PTO	180	5	9	1,173
PTO	100	5	5	652
PTO	120	5	6	783
TOTALS	2,224		1,643	214,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,643	125.6640	143.26	235,376	2004	2011	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 0 Heated Area: 1382 HX Base Yr



86824 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	214,192
TOTAL MARKET OB/XF VALUE	5,027
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	299,219
SOH/AGL Deduction	52,504
ASSESSED VALUE	246,715
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,715
TOTAL JUST VALUE	299,219
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412288	NEW CONSTR	101,839	02/02/2004
P047595	NEW CONSTR	0	02/01/2004
E0412432	NEW CONSTR	2,000	02/01/2004
R045832	REPAIR/RRF	1,500	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/1360	12/30/2020	WD	Q	I	01	232,000
GRANTOR: LEE CHAD E & BUFFY E						
GRANTEE: STOWE ROBERT J & CH						
1727/1636	3/04/2011	WD	Q	I	02	115,000
GRANTOR: BROCKETT DANNY J & RO						
GRANTEE: LEE CHAD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W5 PTO=[YR=2010] N10 W12 PTO=[YR=2004] W18
PTO=[YR=2010] W10 S10 E10 N10$ S10 E18 N10$ S10 E12$ W40 S32
E11 N4 FOP=[YR=2004] E3 N3 W3 S3$ N3 E3 S3 E11 S6
FGR=[YR=2004] S20 E20 N23 W11S3 W9$ E9 N3 E11 N31$.

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	0	0	0	959.00	SF	6.24	6.24	100	2004	2004	3	84	5,027	

LAND DESCRIPTION

TOTAL OB/XF 5,027

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	0		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