LOT 3
IN OR 1058/426
PAGE HILL #1 PB 6/237

**CASCO RICARDO B & KARI M**
86063 WORTHINGTON DRIVE
YULEE, FL 32097

**2025**

**51-3N-27-1625-0003-0000**

## BUILDING CHARACTERISTICS

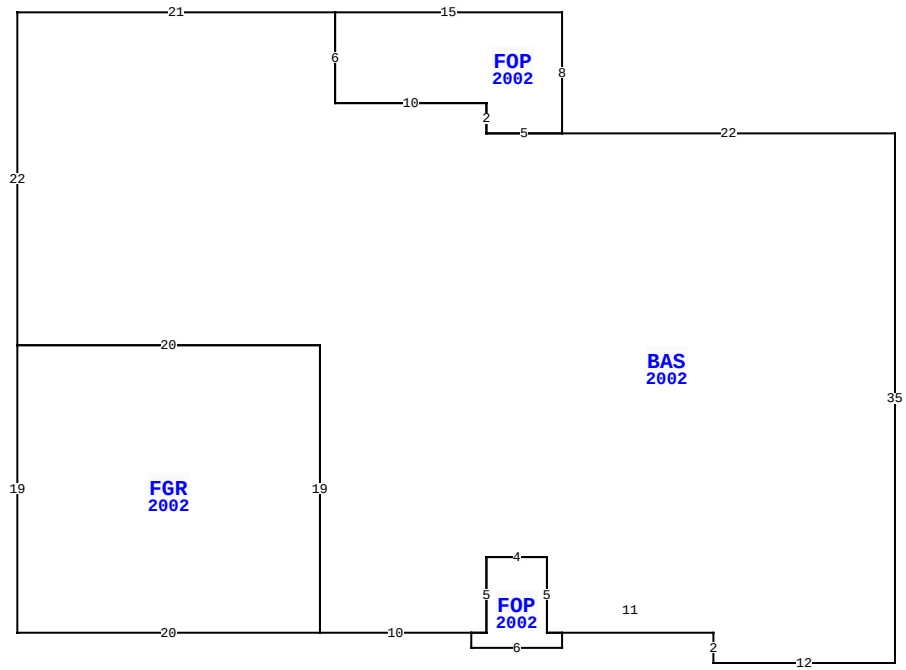
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,726 | 100 | 2002 | 1,726 | 223,944 |
| FGR | 380 | 55 | 2002 | 209 | 27,117 |
| FOP | 26 | 30 | 2002 | 8 | 1,038 |
| FOP | 100 | 30 | 2002 | 30 | 3,893 |
| TOTALS | 2,232 | | | 1,973 | 255,991 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,973 | 117.7176 | 141.26 | 278,706 | 2002 | 2007 | 0 | 0 | 0 | 8.15 | 91.85 |

1 SINGLE FAM – 100% - 2003 Heated Area: 1726 HX Base Yr 2003




86063 WORTHINGTON DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 255,991 |
| TOTAL MARKET OB/XF VALUE | | 4,381 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 345,372 |
| SOH/AGL Deduction | | 200,137 |
| ASSESSED VALUE | | 145,235 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 94,513 |
| TOTAL JUST VALUE | | 345,372 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 329,013 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20004440 | REPAIR/RRF | 0 | 06/10/2020 |
| E0209084 | NEW CONSTR | 0 | 01/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1058/0426 | 5/28/2002 | WD | Q | I | | 142,000 |
| GRANTOR: TRADEMARK HOME BUILDE | | | | | | |
| GRANTEE: CASCO RICARDO B & K | | | | | | |
| 0989/1762 | 6/04/2001 | WD | U | V | 19 | 64,500 |
| GRANTOR: PAGE HILL ASSOCIATES | | | | | | |
| GRANTEE: TRADEMARK HOME BUIL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W22 FOP=[YR=2002] N8 W15 S6 E10 S2 E5$ W5 N2 W10 N6 W21 S22 FGR=[YR=2002] S19 E20 N19 W20$ E20 S19 E10 FOP=[YR=2002] S1 E6 N1 W1 N5 W4 S5 W1$E1 N5 E4 S5 E11 S2 E12 N35$ .

## 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 | 1,141.00 | SF | 4.80 | 4.80 | 100 | 2002 | 2002 | 3 | 80 | 4,381 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,381

| 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 | RES | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 12/01/2020 BY NWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS