LOT 5
PAGE HILL #1 PB 6/237

GEDDES MARY L/E/
86101 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1625-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

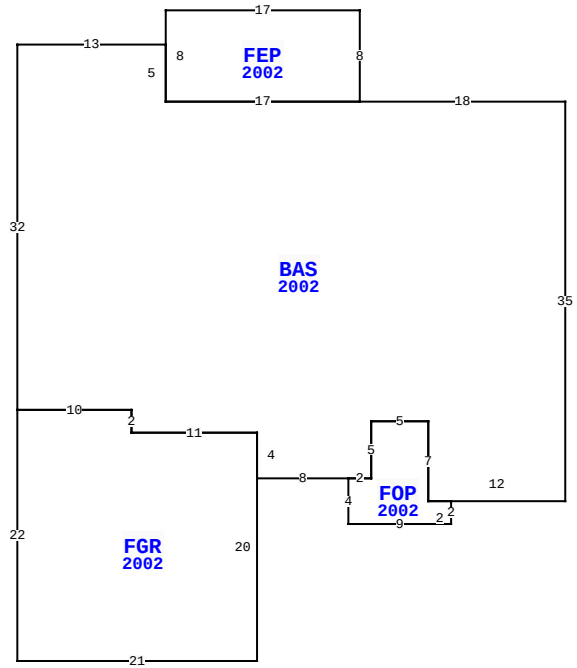
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	2002	1,544	195,189
FEP	136	80	2002	109	13,779
FGR	440	55	2002	242	30,593
FOP	57	30	2002	17	2,149
TOTALS	2,177			1,912	241,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,912	116.3162	139.58	266,877	2002	2007	0	0	0	9.43	90.57

1 SINGLE FAM – 100% - 2003 Heated Area: 1544 HX Base Yr 2003



86101 WORTHINGTON DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,710
TOTAL MARKET OB/XF VALUE		4,147
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		330,857
SOH/AGL Deduction		191,768
ASSESSED VALUE		139,089
TOTAL EXEMPTION VALUE	HX HB VX SX WX	110,722
BASE TAXABLE VALUE		28,367
TOTAL JUST VALUE		330,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003182	REPAIR/RRF	19,000	04/28/2020
B0108797	NEW CONSTR	0	01/01/2002
M025726	H/AC	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/1454	9/01/2022	QC	U	I	11	100
GRANTOR: GEDDES MARY						
GRANTEE: LOVELL MARIE M						
1063/0660	6/18/2002	WD	U	V	07	100
GRANTOR: KB HOME F/KA TRADEMAR						
GRANTEE: GEDDES JAMES & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 FEP=[YR=2002] N8 W17 S8 E17$ W17 N5 W13 S32
FGR=[YR=2002] S22 E21 N20W11 N2 W10$ E10 S2 E11 S4 E8
FOP=[YR=2002] S4 E9 N2 W2 N7 W5 S5 W2$ E2 N5 E5 S7 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	1,080.00	SF	4.80	4.80	100	2002	2002	3	80	4,147	

LAND DESCRIPTION

TOTAL OB/XF 4,147

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 05/26/2020 BY NWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS