LOT 6
PAGE HILL #1 PB 6/237

CAMPBELL DANIEL RICHARD/LOCKRIDGE HEATHER
86119 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1625-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
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

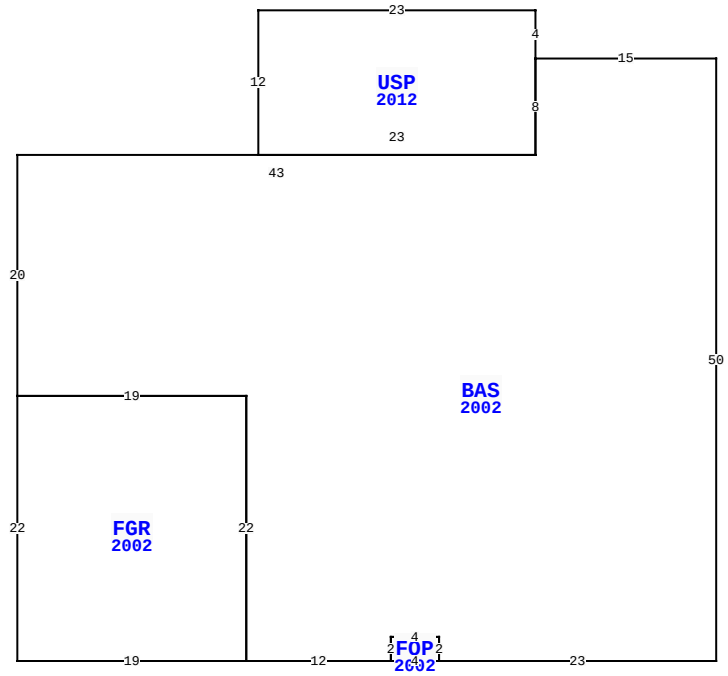
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,130	100	2002	2,130	305,999
FGR	418	55	2002	230	33,043
FOP	8	30	2002	2	287
USP	276	30	2012	83	11,923
TOTALS	2,832			2,445	351,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,445	124.2934	149.15	364,672	2002	2017	0	0	0	3.68	96.32

1 SINGLE FAM – 100% - 2024 Heated Area: 2130 HX Base Yr 2024



86119 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		351,252
TOTAL MARKET OB/XF VALUE		9,456
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		445,708
SOH/AGL Deduction		8,035
ASSESSED VALUE		437,673
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		386,951
TOTAL JUST VALUE		445,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/1241	6/23/2023	WD	Q	I	01	515,000
GRANTOR: CARPENTER TIMOTHY JR						
GRANTEE: CAMPBELL DANIEL RIC						
2556/0820	4/18/2022	WD	Q	I	02	485,000
GRANTOR: DELGAUDIO GREGORY						
GRANTEE: CARPENTER TIMOTHY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 USP=[YR=2012] N4 W23 S12 E23 N8$ S8 W43 S20 FGR=[YR=2002] S22 E19N22 W19$ E19 S22 E12 FOP=[YR=2002] E4 N2 W4 S2$ N2 E4 S2 E23 N50$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2002	2002	3	85	3,570	
2	0811	CONCRETE B	0	100	0	0	1,179.00	SF	6.24	6.24	100	2002	2002	3	80	5,886	

LAND DESCRIPTION

TOTAL OB/XF 9,456

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