



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	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	1,327	100	2002	1,327	171,851
FGR	380	55	2002	209	27,066
FOP	18	30	2002	5	648
PTO	600	5	2024	30	3,885
TOTALS	2,325			1,571	203,450

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,182.00	SF	4.80
2	0476	VF 6 SBPL	0	100	0	0	36.00	LF	38.40
3	0470	VNYL GATE	0	100	0	0	3.00	UT	360.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,571	123.3078	147.97	232,461	2002	2002	0	0	12.48	87.52
1 SINGLE FAM - 100% - 2003											
Heated Area: 1327											
HX Base Yr 2003											
86153 WORTHINGTON DR, YULEE											

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

TOTAL OB/XF											
7,001											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		242,119	
TOTAL MARKET OB/XF VALUE		7,001	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		334,120	
SOH/AGL Deduction		165,716	
ASSESSED VALUE		168,404	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		117,682	
TOTAL JUST VALUE		334,120	
NCON VALUE		41,131	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,208	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001105	30 X 50 DETACHED	96,285	01/29/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1268/1533	10/26/2004	QC	Q	I	06	100	
GRANTOR: SWEAT JASON & DANIELA							
GRANTEE: SWEAT JASON & DANIE							
1057/1899	5/24/2002	WD	Q	I		105,600	
GRANTOR: MEADOWFIELD OF JACKSO							
GRANTEE: SWEAT JASON C & DAN							

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS							
BAS=[YR=2002;ORIG=0,0] W6 W30 W9 S21 E20 S16 E10 N6 E3 S6 E12 N37 \$							
PTO=[YR=2024;ORIG=-36,-20] E30 S20 W30 N20 \$							
FGR=[YR=2002;ORIG=-45,21] S19 E20 N3 N16 W20 \$							
FOP=[YR=2002;ORIG=-15,37] E3 N6 W3 S6 \$							

SWEAT JASON C & DANIELA S
86153 WORTHINGTON DRIVE
YULEE, FL 32097

51-3N-27-1625-0008-0000

[illegible]