LOT 10
PAGE HILL #1 PB 6/237

GORDON FREDERICK L
86191 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1625-0010-0000

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 90
Interior Floo	08	SHT VINYL 10
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

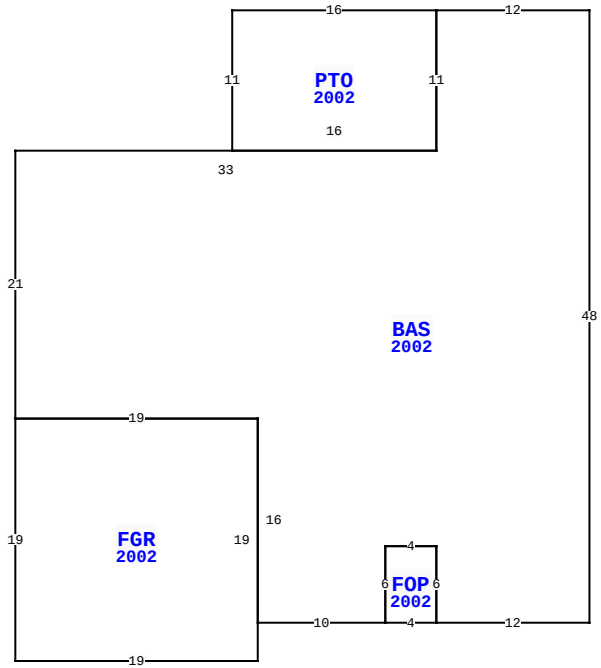
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,469	100	2002	1,469	191,256
FGR	361	55	2002	199	25,908
FOP	24	30	2002	7	911
PTO	176	5	2002	9	1,172
TOTALS	2,030			1,684	219,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,684	119.7900	143.75	242,075	2002	2007	0	0	0	9.43	90.57

1 SINGLE FAM – 100% - 2020 Heated Area: 1469 HX Base Yr 2020



86191 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		219,247
TOTAL MARKET OB/XF VALUE		8,117
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		312,364
SOH/AGL Deduction		130,999
ASSESSED VALUE		181,365
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,643
TOTAL JUST VALUE		312,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004163	REPAIR/RRF	0	06/03/2020
B029217	NEW CONSTR	105,210	01/01/2002
P025369	NEW CONSTR	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2286/0511	6/24/2019	WD	Q	I	01	203,500
GRANTOR: WHITFIELD JOSEPH M &						
GRANTEE: GORDON FREDERICK L						
2022/0544	1/07/2016	WD	Q	I	01	160,000
GRANTOR: BROWN THERESA E						
GRANTEE: WHITFIELD JOSPEH MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 PTO=[YR=2002] W16 S11 E16 N11$ S11 W33 S21 FGR=[YR=2002] S19 E19 N19 W19$ E19 S16 E10 FOP=[YR=2002] E4 N6 W4 S6$ N6 E4 S6 E12 N48$.

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	0812	CONCRETE C	0	100	0	0	1,184.00	SF	4.80	4.80	100	2002	2002	3	80	4,547	

LAND DESCRIPTION

TOTAL OB/XF 8,117

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