LOT 13
IN OR 2177/1616
PAGE HILL #1 PB 6/237

PANOS CYNTHIA GALLEGO & CONSTANTINE THEODORE
86438 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1625-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

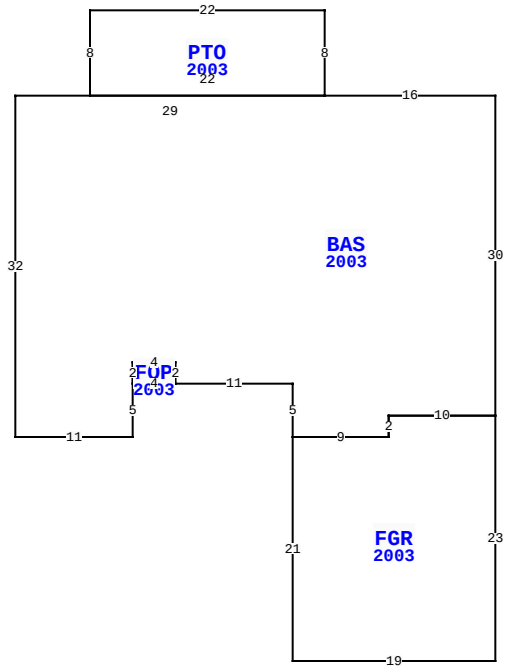
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,337	100	2003	1,337	179,581
FGR	419	55	2003	230	30,893
FOP	8	30	2003	2	269
PTO	176	5	2003	9	1,209
TOTALS	1,940			1,578	211,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,578	124.9908	149.99	236,684	2003	2003	0	0	0	10.45	89.55

1 SINGLE FAM – 100% - 2019 Heated Area: 1337 HX Base Yr 2019



86438 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		211,951
TOTAL MARKET OB/XF VALUE		5,644
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		302,595
SOH/AGL Deduction		129,742
ASSESSED VALUE		172,853
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,131
TOTAL JUST VALUE		302,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311061	NEW CONSTR	101,839	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2177/1616	2/09/2018	WD	Q	I	01	180,000
GRANTOR: DICKMAN WILLIAM F & F						
GRANTEE: PANOS CYNTHIA GALLE						
1311/1721	4/22/2005	WD	Q	I		172,000
GRANTOR: HORNE JAMIE M & KENNE						
GRANTEE: DICKMAN WILLIAM F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 PTO=[YR=2003] N8 W22 S8 E22 $ W29 S32 E11 N5 FOP=[YR=2003] E4 N2 W4 S2 $ N2 E4 S2 E11 S5 FGR=[YR=2003] S21 E19 N23 W10 S2 W9 $ E9 N2 E10 N30 $.

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	0811	CONCRETE B	0	100	0	0	1,103.00	SF	6.24	6.24	100	2003	2003	3	82	5,644	

LAND DESCRIPTION

TOTAL OB/XF 5,644

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS