LOT 14
PAGE HILL #1 PB 6/237

**FLOYD MARISHELLE**
86418 WORTHINGTON DR
YULEE, FL 32097

**2025**

**51-3N-27-1625-0014-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

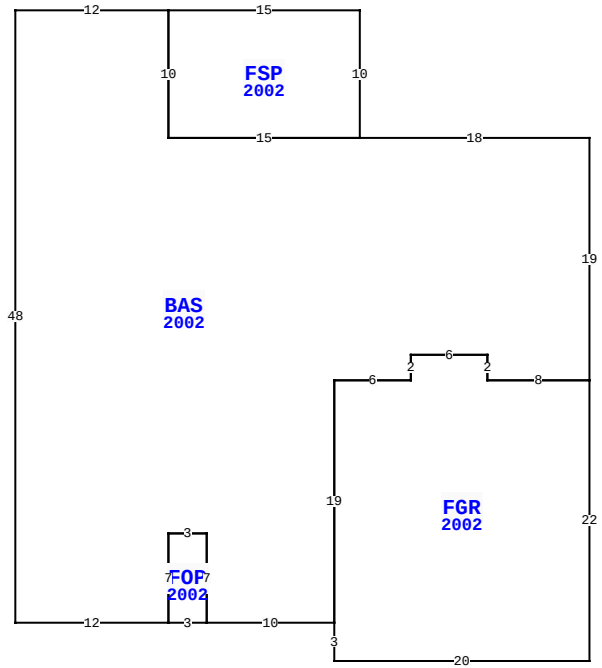
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 | 1,417 | 100 | 2002 | 1,417 | 178,955 |
| FGR | 452 | 55 | 2002 | 249 | 31,446 |
| FOP | 21 | 30 | 2002 | 6 | 758 |
| FSP | 150 | 40 | 2002 | 60 | 7,577 |
| TOTALS | 2,040 | | | 1,732 | 218,736 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,732 | 119.4600 | 143.35 | 248,282 | 2002 | 2002 | 0 | 0 | 0 | 11.90 | 88.10 |

1 SINGLE FAM – 0% - 0 Heated Area: 1417 HX Base Yr




86418 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 | 218,736 |
| TOTAL MARKET OB/XF VALUE | 4,153 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 307,889 |
| SOH/AGL Deduction | 46,987 |
| ASSESSED VALUE | 260,902 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 260,902 |
| TOTAL JUST VALUE | 307,889 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 293,350 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M025784 | H/AC | 0 | 01/01/2002 |
| B029282 | NEW CONSTR | 105,210 | 01/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2432/0492 | 2/04/2021 | WD | Q | I | 01 | 255,000 |
| GRANTOR: BUDDS CARRIE A & PEGG | | | | | | |
| GRANTEE: FLOYD MARISHELLE | | | | | | |
| 2209/0219 | 7/03/2018 | WD | Q | I | 02 | 190,000 |
| GRANTOR: LUCKMANN WOLFGANG & C | | | | | | |
| GRANTEE: BUDDS CARRIE A & PE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W18 FSP=[YR=2002] N10 W15 S10 E15$W15 N10 W12 S48 E12 FOP=[YR=2002] E3 N7 W3 S7$ N7 E3 S7 E10 FGR=[YR=2002] S3 E20 N22 W8 N2 W6 S2 W6 S19$ N19 E6 N2 E6 S2 E8 N19$ .

## 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 | 0 | 0 | 0 | 832.00 | SF | 6.24 | 6.24 | 100 | 2002 | 2002 | 3 | 80 | 4,153 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,153

| 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 | 0 | | 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