LOT 17
PAGE HILL #1 PB 6/237

TANNER JAYMES E & AMANDA
86342 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1625-0017-0000

BUILDING CHARACTERISTICS

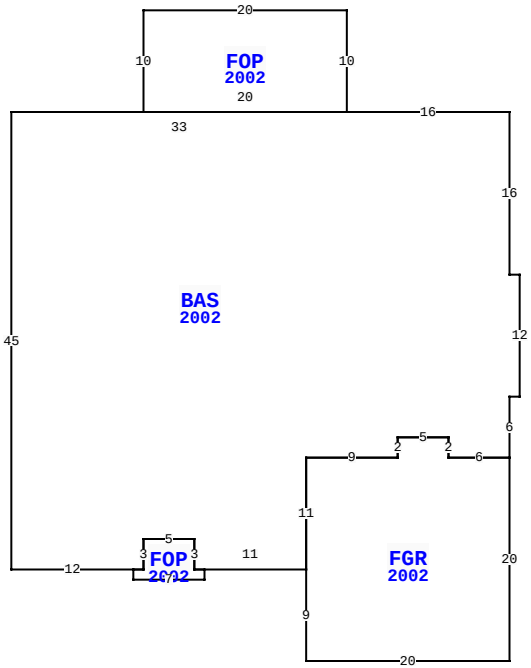
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,972	100	2002	1,972	247,002
FGR	410	55	2002	226	28,308
FOP	22	30	2002	7	877
FOP	200	30	2002	60	7,515
TOTALS	2,604			2,265	283,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,265	113.5134	136.22	308,538	2002	2007	0	0	0	8.05	91.95

1 SINGLE FAM – 100% - 2021 Heated Area: 1972 HX Base Yr 2021



86342 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		283,701
TOTAL MARKET OB/XF VALUE		8,078
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		376,779
SOH/AGL Deduction		126,910
ASSESSED VALUE		249,869
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		199,147
TOTAL JUST VALUE		376,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008750	REPAIR/RRF	0	10/13/2020
B0209661	NEW CONSTR	142,051	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/1852	4/29/2019	WD	Q	I	01	249,000
GRANTOR: MESKIMEN MATHEW D & J						
GRANTEE: TANNER JAYMES E & A						
2112/1180	4/06/2017	WD	Q	I	01	190,000
GRANTOR: NOWAK HANS A II & NIC						
GRANTEE: MESKIMEN MATHEW D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 FOP=[YR=2002] N10 W20 S10 E20$ W33 S45 E12
FOP=[YR=2002] S1 E7 N1 W1 N3 W5 S3 W1$ E1 N3 E5 S3 E11
FGR=[YR=2002] S9 E20 N20 W6 N2 W5 S2 W9 S11$ N11 E9 N2 E5 S2
E6 N6 E1 N12 W1 N16$.

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	903.00	SF	6.24	6.24	100	2002	2002	3	80	4,508	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2002	2002	3	85	3,570	

LAND DESCRIPTION

TOTAL OB/XF 8,078

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 03/23/2021 BY NWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS