LOT 39
IN OR 1336/1134
PAGE HILL #1 PB 6/237

MASON GEORGE & SYDELL
153024 CR 108
YULEE, FL 32097

2025

51-3N-27-1625-0039-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

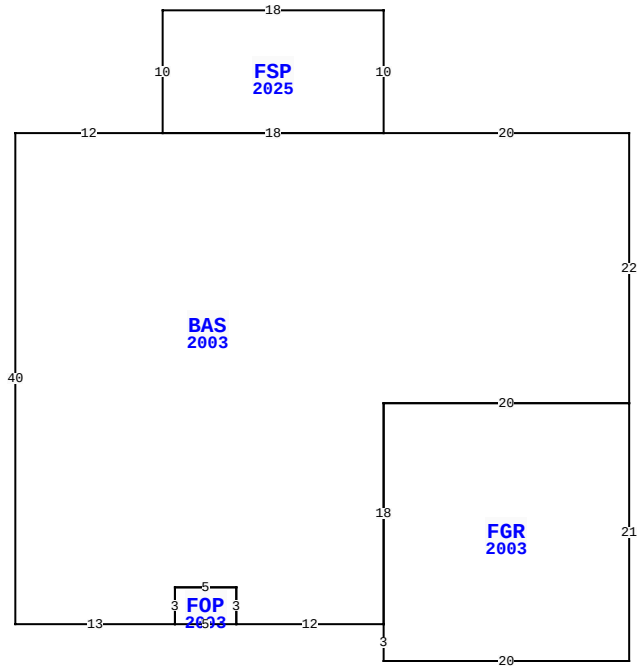
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100	2003	1,625	210,802
FGR	420	55	2003	231	29,966
FOP	15	30	2003	4	518
FSP	180	40	2025	72	9,340
TOTALS	2,240			1,932	250,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,932	120.5204	144.62	279,406	2003	2003	0	0	0	10.30	89.70

1 SINGLE FAM – 0% - 0 Heated Area: 1625 HX Base Yr



86132 WORTHINGTON DR, YULEE

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

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	1,152.00	SF	6.24	6.24	100	2003	2003	3	82	5,895	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	250,627
TOTAL MARKET OB/XF VALUE	5,895
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	341,522
SOH/AGL Deduction	55,997
ASSESSED VALUE	285,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,525
TOTAL JUST VALUE	341,522
NCON VALUE	8,173
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006537	REPAIR/RRF	7,500	07/21/2017
B0310975	NEW CONSTR	122,746	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1336/1134	7/27/2005	WD	Q	I		154,000
GRANTOR: WILSON WHILAMENA						
GRANTEE: MASON GEORGE & SYDE						
1164/0738	8/21/2003	WD	Q	I		132,000
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: WILSON WHILAMENA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W20 W18 W12 S40 E13 N3 E5 S3 E12 N18 E20 N22 $
FGR=[YR=2003;ORIG=-20,40] S3 E20 N21 W20 S18 $
FSP=[YR=2025;ORIG=-20,0] N10 W18 S10 E18 $
FOP=[YR=2003;ORIG=-37,40] E5 N3 W5 S3 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,895

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 10/04/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS