

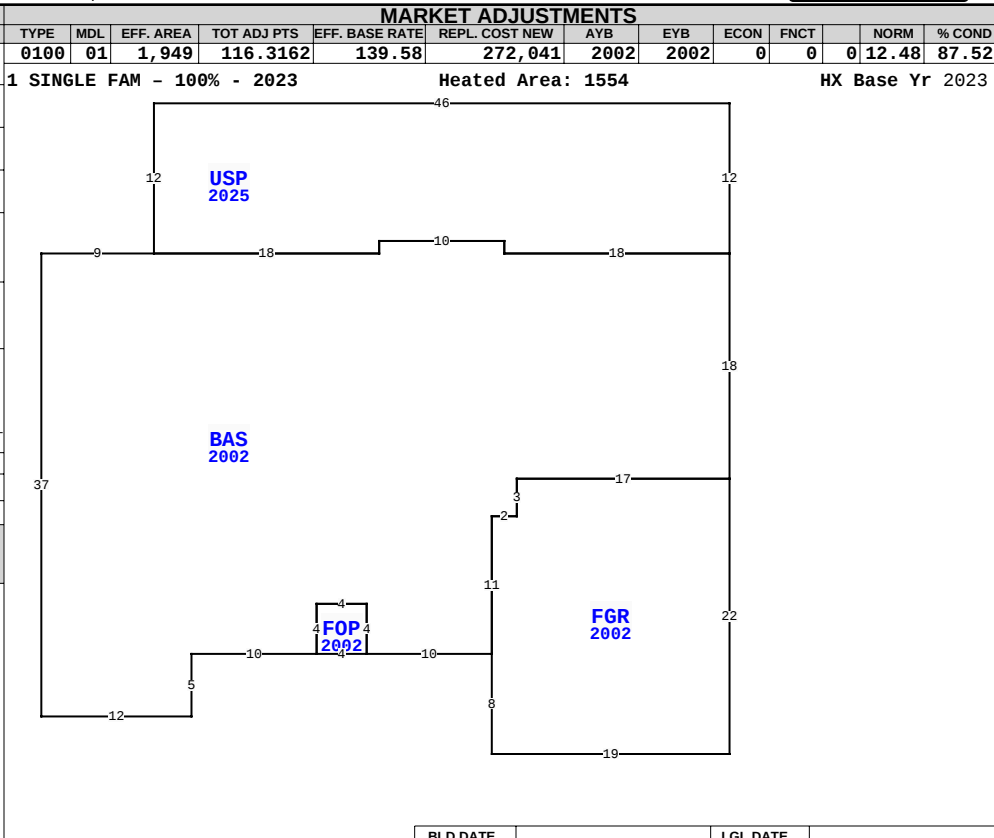


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	1,554	100	2002	1,554	189,837
FGR	412	55	2002	227	27,731
FOP	16	30	2002	5	611
USP	542	30	2025	163	19,913
TOTALS	2,524			1,949	238,090

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00
2	0812	CONCRETE C	0	100	0	0	1,188.00	SF	4.80



86118 WORTHINGTON DR, YULEE									
TOTAL OB/XF 8,132									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 2 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					277,146				
TOTAL MARKET OB/XF VALUE					8,132				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					370,278				
SOH/AGL Deduction					43,872				
ASSESSED VALUE					326,406				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					275,684				
TOTAL JUST VALUE					370,278				
NCON VALUE					54,010				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					301,671				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007695	FGR (30X50=1500 S	96,285	06/28/2024
SP240006513	FIBERGLASS POOL	25,000	05/31/2024
M025587	NEW CONSTR	2,560	01/01/2002

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2557/1753	4/21/2022	WD	Q	I	01	340,000			
GRANTOR: OPENDOOR PROPERTY C L									
GRANTEE: CIFTCI ATAKAN & VIC									
2530/0164	1/12/2022	WD	U	I	37	310,000			
GRANTOR: LEBEL JERRY P & PATTI									
GRANTEE: OPENDOOR PROPERTY C									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2002;ORIG=0,0] W18 N1 W10 S1 W18 W9 S37 E12 N5 E10 N4 E4 S4 E10 N11 E2 N3 E17 N18 \$									
FGR=[YR=2002;ORIG=-19,32] S8 E19 N22 W17 S3 W2 S11 \$									
FOP=[YR=2002;ORIG=-33,32] E4 N4 W4 S4 \$									
USP=[YR=2025;ORIG=-46,-12] E46 S12 W18 N1 W10 S1 W18 N12 \$									

CIFTCI ATAKAN & VICTORIA
86118 WORTHINGTON DRIVE
YULEE, FL 32097

2025

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