LOT 41
PAGE HILL #1 PB 6/237

STEVENS EDWARD & DARLENE L/E/
86104 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1625-0041-0000

BUILDING CHARACTERISTICS

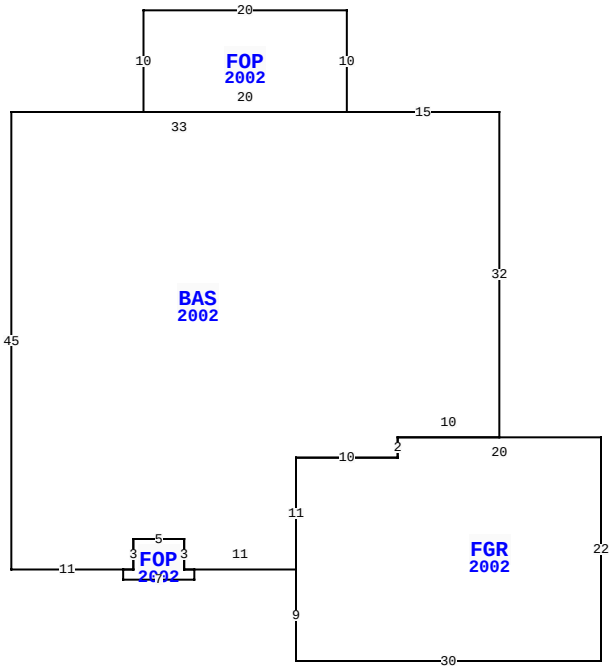
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,905	100	2002	1,905	232,703
FGR	640	55	2002	352	42,998
FOP	22	30	2002	7	855
FOP	200	30	2002	60	7,329
TOTALS	2,767			2,324	283,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,324	114.1602	136.99	318,365	2002	2002	0	0	0	10.83	89.17

1 SINGLE FAM – 100% - 2004 Heated Area: 1905 HX Base Yr 2004



86104 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		317,909
TOTAL MARKET OB/XF VALUE		25,633
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		428,542
SOH/AGL Deduction		234,554
ASSESSED VALUE		193,988
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,266
TOTAL JUST VALUE		428,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632027	GARAGE	49,986	04/29/2016
B25009	ADDITION	16,874	08/01/2011
E015415	NEW CONSTR	0	01/01/2002
B018622	NEW CONSTR	92,763	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2522/0273	12/16/2021	LE	U	I	11	100
GRANTOR: STEVENS EDWARD BRIAN						
GRANTEE: WOOLSEY SARA M & AN						
1138/1714	5/21/2003	WD	Q	I		165,600
GRANTOR: PAFFORD JEFFREY M & P						
GRANTEE: STEVENS EDWARD & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 FOP=[YR=2002] N10 W20 S10 E20$ W33 S45 E11
FOP=[YR=2002] S1 E7 N1 W1 N3 W5 S3 W1$ E1 N3 E5 S3 E11
FGR=[YR=2002] S9 E30 N22 W20 S2 W10 S11$ N11 E10 N2 E10 N32$
.

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	0812	CONCRETE C	0	100	0	0	1,748.00	SF	4.80	4.80	100	2002	2002	3	80	6,712	
2	1242	WD DECK A	0	100	0	0	66.00	SF	12.00	12.00	100	2014	2014	3	60	475	
3	0476	VF 6 SBPL	0	100	0	0	560.00	LF	38.40	38.40	100	2013	2013	3	83	17,848	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	360.00	360.00	100	2013	2013	3	83	598	

LAND DESCRIPTION

TOTAL OB/XF 25,633

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

LOT 41
PAGE HILL #1 PB 6/237

STEVENS EDWARD & DARLENE L/E/
86104 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1625-0041-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

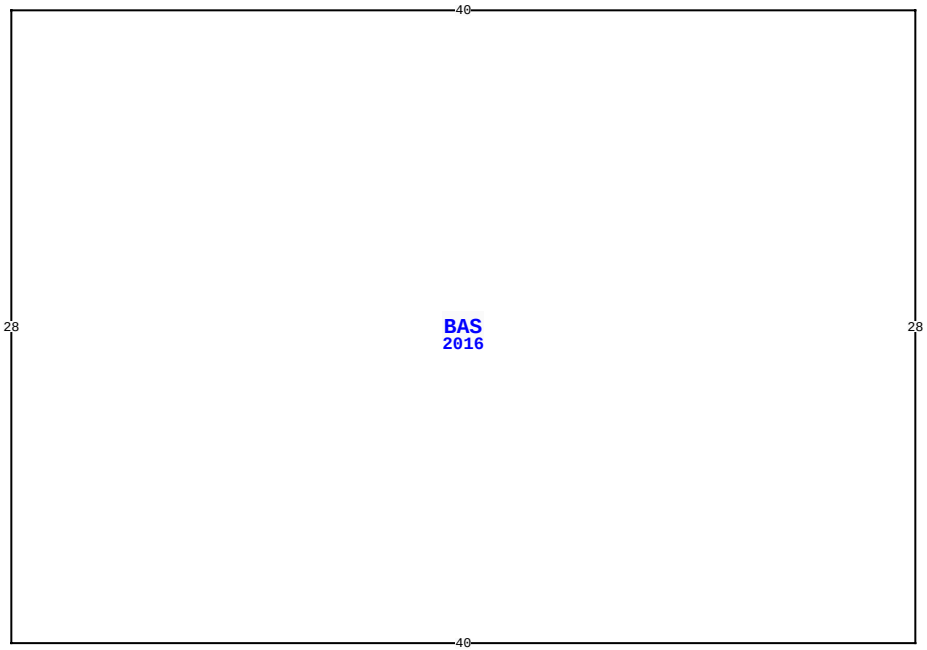
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2016	1,120	34,023
TOTALS	1,120			1,120	34,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,120	74.3590	33.02	36,982	2016	2016	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2004 Heated Area: 1120 HX Base Yr 2004



86104 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		317,909
TOTAL MARKET OB/XF VALUE		25,633
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		428,542
SOH/AGL Deduction		234,554
ASSESSED VALUE		193,988
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,266
TOTAL JUST VALUE		428,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/0273	12/16/2021	LE	U	I	11	100
GRANTOR: STEVENS EDWARD BRIAN						
GRANTEE: WOOLSEY SARA M & AN						
1138/1714	5/21/2003	WD	Q	I		165,600
GRANTOR: PAFFORD JEFFREY M & P						
GRANTEE: STEVENS EDWARD & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W40 S28 E40 N28$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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