LOT 42
PAGE HILL #1 PB 6/237

CLEMENTONI NICHOLAS A
86078 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1625-0042-0000

NASSAU COUNTY PROPERTY

4

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

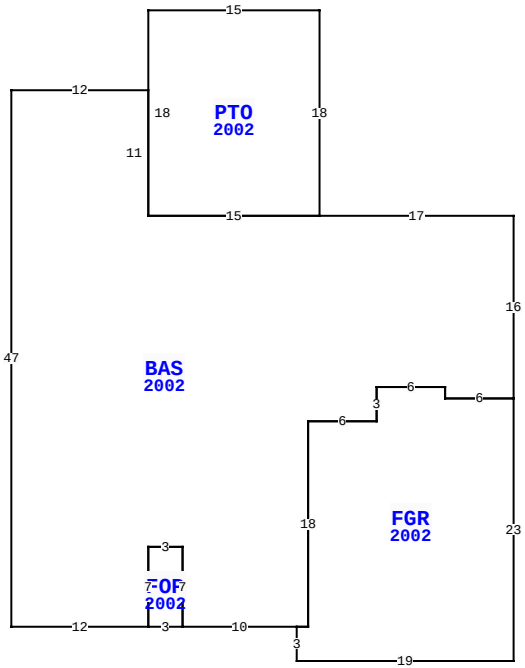
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,341	100	2002	1,341	179,716
FGR	411	55	2002	226	30,288
FOP	21	30	2002	6	804
PTO	270	5	2002	14	1,877
TOTALS	2,043			1,587	212,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,587	123.3078	147.97	234,828	2002	2007	0	0	0	9.43	90.57

1 SINGLE FAM – 100% - 2020 Heated Area: 1341 HX Base Yr



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

86078 WORTHINGTON DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,684
TOTAL MARKET OB/XF VALUE		8,462
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		306,146
SOH/AGL Deduction		41,954
ASSESSED VALUE		264,192
TOTAL EXEMPTION VALUE	13	264,192
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		306,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009249	REPAIR/RRF	0	10/27/2020
20009034	WINDOWS	11,569	10/20/2020
B0108689	NEW CONSTR	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2329/0521	12/31/2019	WD	Q	I	01	157,500
GRANTOR: BARNES GLENDA C L/E						
GRANTEE: CLEMENTONI NICHOLAS						
2039/1482	4/11/2016	WD	U	I	11	100
GRANTOR: BARNES GLENDA C						
GRANTEE: SANTMYER MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W17 PTO=[YR=2002] N18 W15 S18 E15$ W15 N11 W12 S47 E12 FOP=[YR=2002] E3 N7 W3 S7$ N7 E3 S7 E10 FGR=[YR=2002] S3 E19 N23 W6 N1 W6 S3 W6 S18 W1$ E1 N18 E6 N3 E6 S1 E6 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	980.00	SF	6.24	6.24	100	2002	2002	3	80	4,892	
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 8,462

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