LOT 43
IN OR 1360/905
PAGE HILL #1 PB 6/237

BROOKE PAUL J & PAULA L
86060 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1625-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

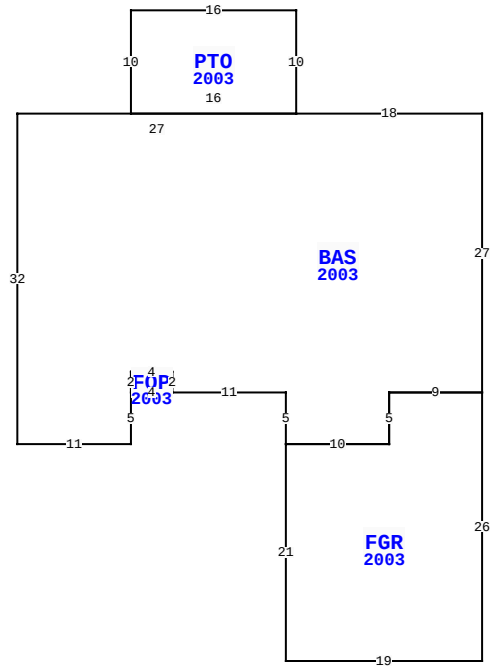
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,312	100	2003	1,312	173,670
FGR	444	55	2003	244	32,298
FOP	8	30	2003	2	265
PTO	160	5	2003	8	1,059
TOTALS	1,924			1,566	207,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,566	122.9712	147.57	231,095	2003	2003	0	0	0	10.30	89.70

1 SINGLE FAM – 100% - 2006 Heated Area: 1312 HX Base Yr 2006



86060 WORTHINGTON DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		207,292
TOTAL MARKET OB/XF VALUE		5,506
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		297,798
SOH/AGL Deduction		170,452
ASSESSED VALUE		127,346
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,624
TOTAL JUST VALUE		297,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1360/0905	10/20/2005	WD	Q	I		179,900
GRANTOR: QUICK LEONARD DAVID						
GRANTEE: BROOKE PAUL J & PAU						
1150/1401	7/03/2003	WD	Q	I		115,900
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: QUICK LEONARD DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 PTO=[YR=2003] N10 W16 S10 E16 $ W27 S32 E11 N5 FOP=[YR=2003] E4 N2 W4 S2 $ N2 E4 S2 E11 S5 FGR=[YR=2003] S21 E19 N26 W9 S5 W10 $ E10 N5 E9 N27 $.

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	1,076.00	SF	6.24	6.24	100	2003	2003	3	82	5,506	

LAND DESCRIPTION

TOTAL OB/XF 5,506

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