



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
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	1,592	100	2002	1,592	199,943
FGR	400	55	2002	220	27,630
FOP	8	30	2002	2	251
PTO	80	5	2002	4	503
TOTALS	2,080			1,818	228,327

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 4,200.00
2	0811	CONCRETE B	0	100	0	0		934.00	SF 6.24

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,818	118.0300	141.64	257,502	2002	2002	0	0
1 SINGLE FAM - 100% - 2024									
Heated Area: 1592									
HX Base Yr									
86038 WORTHINGTON DR, YULEE									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/22/2025 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			228,327
TOTAL MARKET OB/XF VALUE			8,233
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			321,560
SOH/AGL Deduction			6,084
ASSESSED VALUE			315,476
TOTAL EXEMPTION VALUE			13
BASE TAXABLE VALUE			315,476
TOTAL JUST VALUE			0
TOTAL JUST VALUE			321,560
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			306,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M025586	NEW CONSTR	2,550	01/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2335/0496	1/27/2020	WD	Q	I	02	211,000
GRANTOR: DENNIS MITCHELL L & J						
GRANTEE: HOFF RYAN M & MEGHAN						
1957/0337	1/09/2015	WD	Q	I	01	158,000
GRANTOR: PRATHER JONATHAN						
GRANTEE: DENNIS MITCHELL L &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W17 PT0=[YR=2002] N8 W10 S8 E10\$ W32 S40 E13									
FOP=[YR=2002] E4 N2 W4 S2\$ N2 E4 S2 E12 FGR=[YR=2002] S2 E20									
N20 W20 S18\$ N18 E20 N22\$.									

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
TOTAL OB/XF 8,233									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000		