LOT 4
IN OR 1236/1714
ESMT PT OR 1117/1699

MARVEL JOHN M
86393 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1626-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

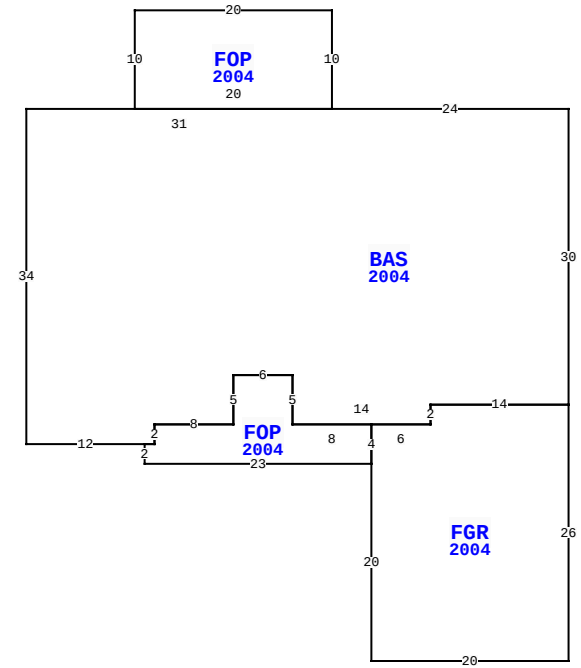
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,728	100	2004	1,728	219,283
FGR	508	55	2004	279	35,405
FOP	120	30	2004	36	4,568
FOP	200	30	2004	60	7,614
TOTALS	2,556			2,103	266,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,103	117.5020	141.00	296,523	2004	2004	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1728 HX Base Yr 2024



86393 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		266,871
TOTAL MARKET OB/XF VALUE		4,267
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		356,138
SOH/AGL Deduction		7,046
ASSESSED VALUE		349,092
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		298,370
TOTAL JUST VALUE		356,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0312127	NEW CONSTR	131,779	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1236/1714	6/10/2004	WD	Q	I		159,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: MARVELL JOHN M						
1229/1896	5/12/2004	WD	U	V	07	100
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W24 FOP=[YR=2004] N10 W20 S10 E20$ W31 S34 E12
FOP=[YR=2004] S2 E23 FGR=[YR=2004] S20 E20 N26 W14 S2 W6 S4$
N4 W8 N5 W6 S5 W8 S2 W1$ E1 N2 E8 N5 E6 S5 E14 N2 E14 N30$.

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	1,071.00	SF	4.80	4.80	100	2004	2004	3	83	4,267	

LAND DESCRIPTION

TOTAL OB/XF 4,267

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