LOT 6
IN OR 2026/670
ESMT PT OR 1117/1699

**ELLINGTON TRAVIS & ASHLEY**
86431 WORTHINGTON DR
YULEE, FL 32097

**2025**

**51-3N-27-1626-0006-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

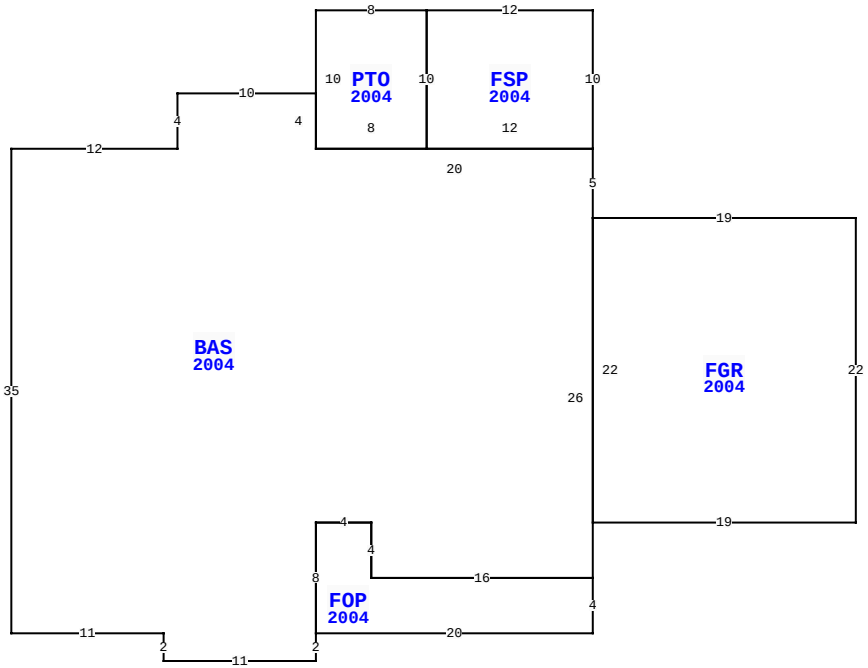
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,436 | 100 | 2004 | 1,436 | 184,756 |
| FGR | 418 | 55 | 2004 | 230 | 29,592 |
| FOP | 96 | 30 | 2004 | 29 | 3,731 |
| FSP | 120 | 40 | 2004 | 48 | 6,176 |
| PTO | 80 | 5 | 2004 | 4 | 514 |
| TOTALS | 2,150 | | | 1,747 | 224,769 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,747 | 118.8000 | 142.56 | 249,052 | 2004 | 2004 | 0 | 0 | 0 | 9.75 | 90.25 |

1 SINGLE FAM – 100% - 2017 Heated Area: 1436 HX Base Yr 2017




86431 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 | | 244,583 |
| TOTAL MARKET OB/XF VALUE | | 8,431 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 338,014 |
| SOH/AGL Deduction | | 150,083 |
| ASSESSED VALUE | | 187,931 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 137,209 |
| TOTAL JUST VALUE | | 338,014 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 322,173 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21013627 | ADDITION | 19,000 | 10/06/2021 |
| 18002466 | REPAIR/RRF | 10,966 | 03/08/2018 |
| AP036386 | NEW CONSTR | 108,136 | 05/01/2003 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2026/0670 | 1/26/2016 | WD | Q | I | 01 | 165,500 |
| GRANTOR: ST CLAIR WANDA F TRUS | | | | | | |
| GRANTEE: ELLINGTON TRAVIS & | | | | | | |
| 1213/1424 | 3/09/2004 | WD | Q | I | | 136,400 |
| GRANTOR: HALLMARK HOMES INC | | | | | | |
| GRANTEE: SHAFFER JAMES A & N | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FGR=[YR=2004] W19 BAS=[YR=2004] N5 FSP=[YR=2004] N10 W12 PTO=[YR=2004] W8 S10 E8 N10$ S10 E12$ W20 N4 W10 S4 W12 S35 E11 S2 E11 N2 FOP=[YR=2004] E20 N4 W16 N4 W4 S8$ N8 E4 S4 E16 N26$ S22 E19 N22$ .

### 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 | 1,199.00 | SF | 4.80 | 4.80 | 100 | 2004 | 2004 | 3 | 83 | 4,777 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 4,200.00 | 4,200.00 | 100 | 2004 | 2004 | 3 | 87 | 3,654 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,431

| 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 01/25/2022 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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**2025**

**51-3N-27-1626-0006-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 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 | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

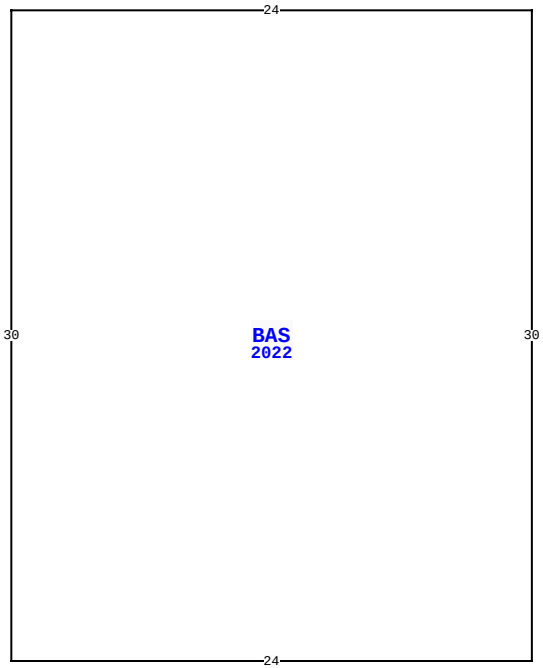
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 720 | 100 | 2022 | 720 | 19,814 |
| TOTALS | 720 | | | 720 | 19,814 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 720 | 63.2500 | 28.08 | 20,218 | 2022 | 2022 | 0 | 0 | 0 | 2.00 | 98.00 |

2 GARAGE RES – 100% - 2017 Heated Area: 720 HX Base Yr 2017




86431 WORTHINGTON DR, YULEE

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|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2025 MLU |
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## NASSAU COUNTY PROPERTY

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| GRANTOR: HALLMARK HOMES INC | | | | | | |
| GRANTEE: SHAFFER JAMES A & N | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W24 S30 E24 N30$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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