

LOT 7
IN OR 1193/1537
ESMT PT OR 1117/1699

MURPHY EVANGELINE S
86449 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1626-0007-0000



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	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,767	100	2003	1,767	236,876
FGR	419	55	2003	230	30,833
FSP	204	40	2017	82	10,992
PTO	22	5	2003	1	134
TOTALS	2,412			2,080	278,836

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	100	0	0			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	RES	100		RSF-1	0.00	0.00	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,080	117.7176	141.26	293,821	2003	2013	0	0
1 SINGLE FAM - 100% - 2004									
Heated Area: 1767									
HX Base Yr 2004									
86449 WORTHINGTON DR, YULEE									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/22/2025 MLU									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		278,836	
TOTAL MARKET OB/XF VALUE		4,590	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		368,426	
SOH/AGL Deduction		208,967	
ASSESSED VALUE		159,459	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		103,737	
TOTAL JUST VALUE		368,426	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,942	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012350	REMODEL	36,307	08/12/2022
R1615542	REPAIR/RRF	9,180	11/01/2016
B0311365	NEW CONSTR	125,803	07/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1193/1537	12/08/2003	WD	Q	I	
GRANTOR: MEADOWFIELD OF JACKSO					SALE PRICE
GRANTEE: MURPHY EVANGELINE S					
1118/0594	3/04/2003	WD	U	V	19
GRANTOR: PAGE HILL ASSOCIATES					23,500
GRANTEE: MEADOWFIELD OF JACK					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W14 FSP=[YR=2017] N2 W23 S8 E9 S2 E13 N8 E1 \$ W1 S8 W13 N2 W9 S2 W19 S23 FGR=[YR=2003] S19 E20 N21 W3 N1 W11 S3 W6 \$ E6 N3 E11 S1 E3 S11 E9 PTO=[YR=2003] S3 E6 N3 W1 N1 W4 S1 W1 \$ E1 N1 E4 S1 E10 S5 E12 N45 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	RES	100		RSF-1	0.00	0.00	