LOT 9
IN OR 1216/374
ESMT PT OR 1117/1699

REUTER THOMAS JOSEPH &/DUKE-REUTER MICHELE M
86515 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1626-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

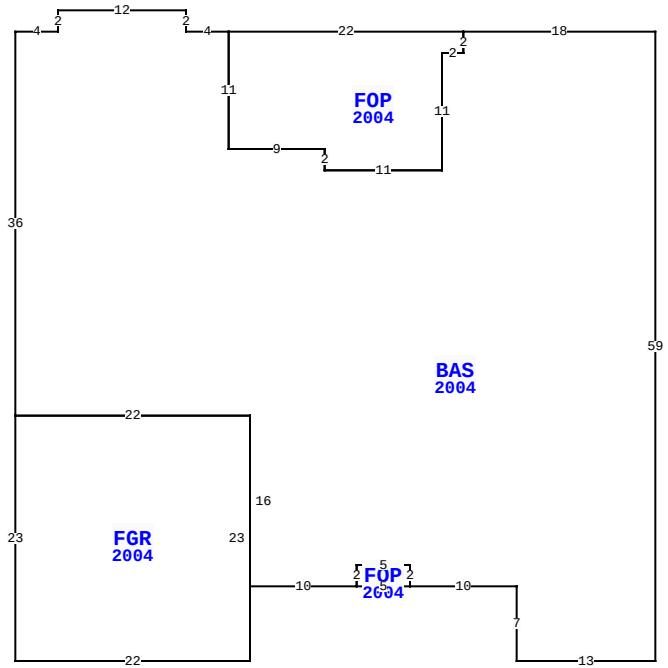
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,627	100	2004	2,627	318,470
FGR	506	55	2004	278	33,702
FOP	10	30	2004	3	363
FOP	246	30	2004	74	8,971
TOTALS	3,389			2,982	361,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,982	112.6026	135.12	402,928	2004	2004	0	0	0	10.28	89.72

1 SINGLE FAM – 100% - 2005 Heated Area: 2627 HX Base Yr 2005



86515 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,507
TOTAL MARKET OB/XF VALUE		5,502
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		452,009
SOH/AGL Deduction		245,339
ASSESSED VALUE		206,670
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,948
TOTAL JUST VALUE		452,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311946	NEW CONSTR	185,840	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1216/0374	3/18/2004	WD	Q	I		183,900
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: REUTER THOMAS & MIC						
1171/1763	9/16/2003	WD	U	V	19	23,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: MEADOWFIELD OF JAX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FOP=[YR=2004] W22 S11 E9 S2 E11 N11 E2 N2$ S2 W2 S11 W11 N2 W9 N11 W4 N2 W12 S2 W4 S36 FGR=[YR=2004] S23 E22 N23 W22$ E22 S16 E10 FOP=[YR=2004] E5 N2 W5 S2$ N2 E5 S2 E10 S7 E13 N59$.

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	1,381.00	SF	4.80	4.80	100	2004	2004	3	83	5,502	

LAND DESCRIPTION

TOTAL OB/XF 5,502

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