LOT 15
IN OR 1825/83
ESMT PT OR 1117/1699

BLISS SUSAN M
86621 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1626-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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

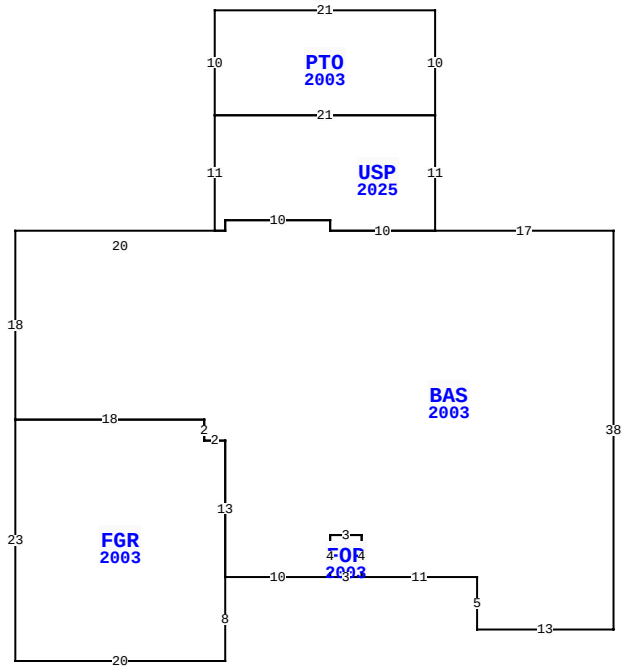
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,648	100	2003	1,648	210,706
FGR	456	55	2003	251	32,092
FOP	12	30	2003	4	511
PTO	210	5	2003	10	1,279
USP	221	30	2025	66	8,438
TOTALS	2,547			1,979	253,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,979	116.3162	139.58	276,229	2003	2008	0	0	0	8.40	91.60

1 SINGLE FAM – 100% - 2004 Heated Area: 1648 HX Base Yr 2004



86621 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		253,026
TOTAL MARKET OB/XF VALUE		3,694
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		341,720
SOH/AGL Deduction		188,848
ASSESSED VALUE		152,872
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		47,150
TOTAL JUST VALUE		341,720
NCON VALUE		8,438
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,243

PERMIT: 2024= USP (10X20)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000436	USP (11X21)	6,644	01/12/2024
R1615460	REPAIR/RRF	8,308	11/01/2016
P036317	NEW CONSTR	0	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1825/0083	11/13/2012	QC	U	I	11	35,000
GRANTOR: BLISS DAVID L & SUSAN						
GRANTEE: BLISS DAVID L & SUS						
1138/1677	5/21/2003	WD	Q	I		127,500
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: BLISS DAVID L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W17 W10 N1 W10 S1 W20 S18 E18 S2 E2 S13 E10 N4 E3 S4 E11 S5 E13 N38 $
FGR=[YR=2003;ORIG=-57,18] S23 E20 N8 N13 W2 N2 W18 $
PTO=[YR=2003;ORIG=-17,-11] N10 W21 S10 E21 $
FOP=[YR=2003;ORIG=-27,33] E3 N4 W3 S4 $
USP=[YR=2025;ORIG=-38,-11] E21 S11 W10 N1 W10 S1 W1 N11 $
.

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	0811	CONCRETE B	0	100	0	0	722.00	SF	6.24	6.24	100	2003	2003	3	82	3,694	

LAND DESCRIPTION

TOTAL OB/XF 3,694

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 06/10/2024 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS