LOT 16
IN OR 1778/250
ESMT PT OR 117/1699

LANE ROBERT B & KATIE M
86641 WORTHINGTON DR
YULEE, FL 32097-6407

2025

51-3N-27-1626-0016-0000

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	15	HARDTILE 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

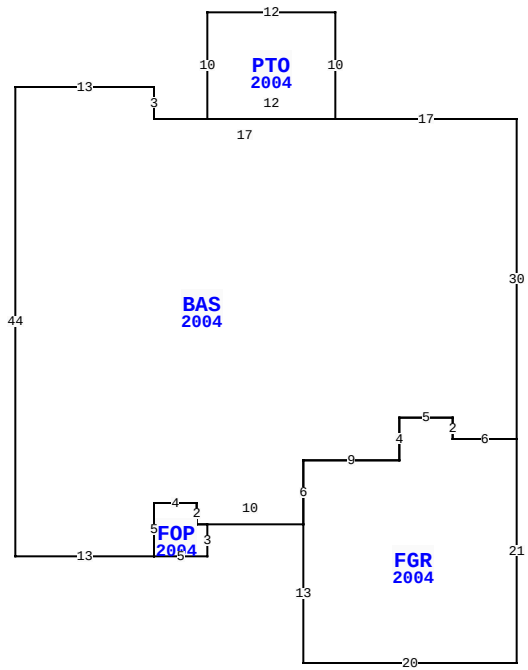
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	2004	1,704	222,622
FGR	412	55	2004	227	29,657
FOP	23	30	2004	7	914
PTO	120	5	2004	6	784
TOTALS	2,259			1,944	253,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,944	117.0708	140.48	273,093	2004	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2013 Heated Area: 1704 HX Base Yr 2013



86641 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		253,976
TOTAL MARKET OB/XF VALUE		13,270
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		352,246
SOH/AGL Deduction		189,716
ASSESSED VALUE		162,530
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,808
TOTAL JUST VALUE		352,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001708	REPAIR/RRF	20,360	03/05/2020
B0311634	NEW CONSTR	119,156	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1778/0250	2/01/2012	WD	Q	I	01	138,500
GRANTOR: CROFT JACQULINE C						
GRANTEE: LANE ROBERT B & KAT						
1209/0290	2/19/2004	WD	Q	I		138,900
GRANTOR: HALLMARK HOMES INC						
GRANTEE: BOUCHELLE JACQULINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 PTO=[YR=2004] N10 W12 S10 E12$ W17 N3 W13 S44 E13 FOP=[YR=2004] E5 N3 W1 N2 W4 S5$ N5 E4 S2 E10 FGR=[YR=2004] S13 E20 N21 W6 N2 W5 S4 W9 S6$ N6 E9 N4 E5 S2 E6 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	0811	CONCRETE B	0	100	0	0	821.00	SF	6.24	6.24	100	2004	2004	3	83	4,252	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	24.12	24.12	100	2005	2005	3	22	637	
3	0351	CARPORT MT	0	100	24	30	720.00	SF	12.00	12.00	100	2024	2023		97	8,381	

LAND DESCRIPTION

TOTAL OB/XF 13,270

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 04/16/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS