LOT 17
IN OR 1519/417
ESMT PT OR 1117/1699

STILLWAGON JOSHUA W & MELISSA
86659 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1626-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	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

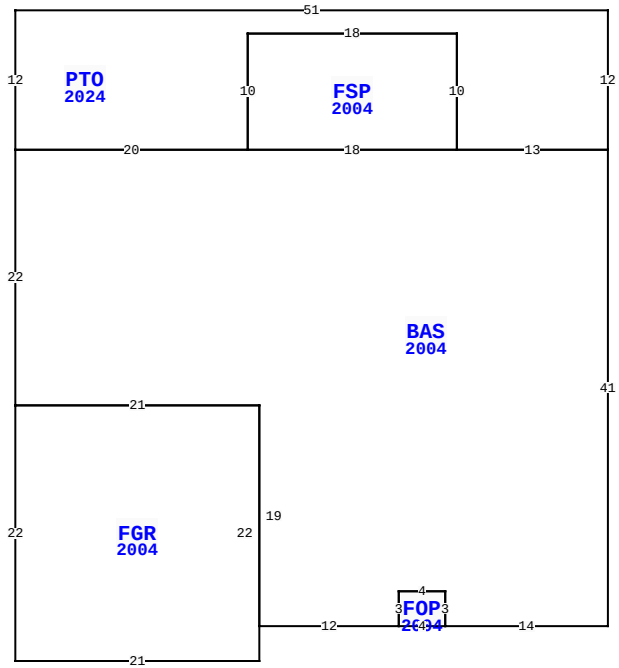
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2004	1,680	207,268
FGR	462	55	2004	254	31,337
FOP	12	30	2004	4	493
FSP	180	40	2004	72	8,883
PTO	432	5	2024	22	2,714
TOTALS	2,766			2,032	250,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,032	114.5914	137.51	279,420	2004	2004	0	0	0	10.28	89.72

1 SINGLE FAM – 100% - 2008 Heated Area: 1680 HX Base Yr 2008



86659 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		250,696
TOTAL MARKET OB/XF VALUE		10,365
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		346,061
SOH/AGL Deduction		188,716
ASSESSED VALUE		157,345
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,623
TOTAL JUST VALUE		346,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004543	NEW METAL FGR(24	63,552	04/29/2025
18000818	REPAIR/RRF	10,182	01/24/2018
B0311902	NEW CONSTR	122,746	11/01/2003
R035565	REPAIR/RRF	1,500	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/0417	8/14/2007	WD	Q	I		180,000
GRANTOR: STEINBACH RONALD P &						
GRANTEE: STILLWAGON JOSHUA W						
1519/0417	8/14/2007	WD	Q	I		180,000
GRANTOR: STEINBACH RONALD P &						
GRANTEE: STILLWAGON JOSHUA W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W13 W18 W20 S22 E21 S19 E12 N3 E4 S3 E14 N41 $
FGR=[YR=2004;ORIG=-51,22] S22 E21 N22 W21 $
PTO=[YR=2024;LABEL=pavers;ORIG=-51,0] E20 N10 E18 S10 E13 N12 W51 S12 $
FSP=[YR=2004;ORIG=-13,0] N10 W18 S10 E18 $
FOP=[YR=2004;ORIG=-18,41] E4 N3 W4 S3 $
.

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	842.00	SF	6.24	6.24	100	2004	2004	3	83	4,361	
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	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	36.00	36.00	100	2005	2005	3	22	1,521	
4	0681	POLE SHED	0	100	16	8	128.00	SF	18.00	18.00	100	2005	2005	3	36	829	

LAND DESCRIPTION

TOTAL OB/XF 10,365

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 05/28/2025 BY KWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS