LOT 18
IN OR 1998/1456
ESMT PT OR 1117/1699

DORNER MARK E
86679 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1626-0018-0000

BUILDING CHARACTERISTICS

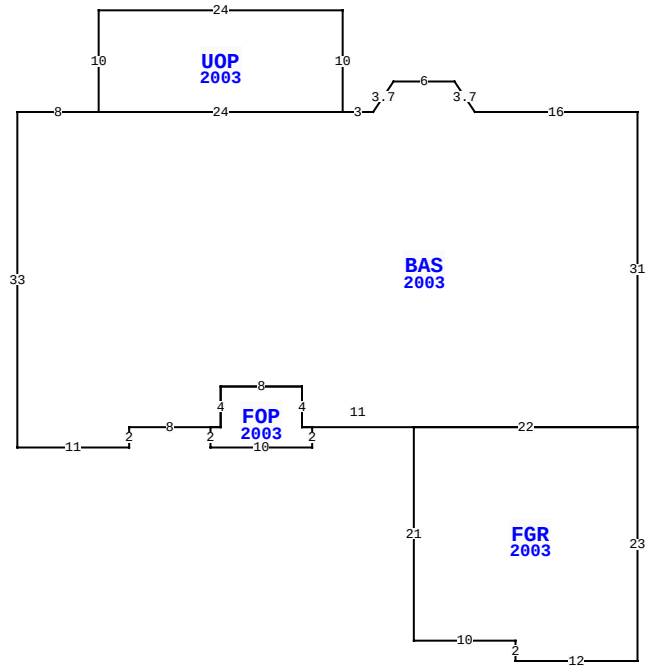
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,905	100	2003	1,905	233,420
FGR	486	55	2003	267	32,715
FOP	52	30	2003	16	1,961
UOP	240	20	2003	48	5,882
TOTALS	2,683			2,236	273,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,236	113.8368	136.60	305,438	2003	2003	0	0	0	10.30	89.70

1 SINGLE FAM – 100% - 2016 Heated Area: 1905 HX Base Yr 2016



86679 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		273,978
TOTAL MARKET OB/XF VALUE		10,873
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		369,851
SOH/AGL Deduction		183,117
ASSESSED VALUE		186,734
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,012
TOTAL JUST VALUE		369,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311042	NEW CONSTR	137,668	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1998/1456	8/19/2015	WD	Q	I	01	191,000
GRANTOR: RAULERSON STEPHEN D &						
GRANTEE: DORNER MARK E						
1176/0369	9/30/2003	WD	Q	I		144,500
GRANTOR: HALLMARK HOMES INC						
GRANTEE: RAULERSON STEPHEN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W16 U3L2 W6 D3L2 W3 W24 W8 S33 E11 N2 E8 E1 N4 E8 S4 E11 E22 N31 $
FGR=[YR=2003;ORIG=-22,31] S21 E10 S2 E12 N23 W22 $
UOP=[YR=2003;ORIG=-29,0] N10 W24 S10 E24 $
FOP=[YR=2003;ORIG=-42,31] S2 E10 N2 W1 N4 W8 S4 W1 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2003	2003	3	86	3,612	
2	0811	CONCRETE B	0	100	0	0	1,419.00	SF	6.24	6.24	100	2003	2003	3	82	7,261	

LAND DESCRIPTION

TOTAL OB/XF 10,873

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