LOT 19
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

GRIEB FRANCES ANN
86697 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1626-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

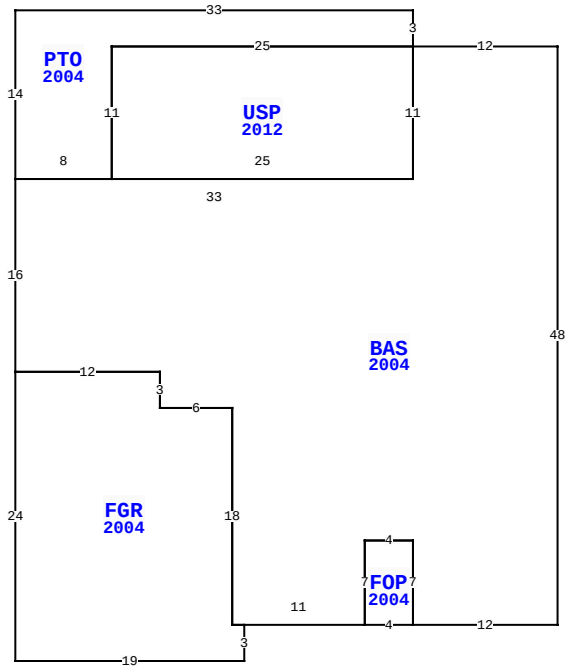
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,409	100	2004	1,409	188,186
FGR	417	55	2004	229	30,585
FOP	28	30	2004	8	1,068
PTO	187	5	2004	9	1,202
USP	275	30	2012	82	10,952
TOTALS	2,316			1,737	231,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,737	120.2300	144.28	250,614	2004	2009	0	0	0	7.43	92.57

1 SINGLE FAM – 100% - 2020 Heated Area: 1409 HX Base Yr 2020



86697 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		231,993
TOTAL MARKET OB/XF VALUE		11,682
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		328,675
SOH/AGL Deduction		139,078
ASSESSED VALUE		189,597
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,875
TOTAL JUST VALUE		328,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014155		12,838	11/02/2023
B17920	SCRN RM	6,000	10/31/2006
B0311773	NEW CONSTR	106,629	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2265/1972	3/29/2019	WD	U	I	37	157,500
GRANTOR: BRIDGES BARBARA A						
GRANTEE: GRIEB FRANCES ANN						
2023/0305	1/11/2016	SW	U	I	18	140,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BRIDGES BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 PTO=[YR=2004] N3 W33 S14 E8 USP=[YR=2012] E25 N11 W25 S11$ N11 E25 $ S11 W33 S16 FGR=[YR=2004] S24 E19 N3 W1 N18 W6 N3 W12$ E12 S3 E6 S18 E11 FOP=[YR=2004] E4 N7 W4 S7$ N7 E4 S7 E12 N48$.

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	2004	2004	3	87	3,654	
2	0811	CONCRETE B	0	100	0	0	915.00	SF	6.24	6.24	100	2004	2004	3	83	4,739	
3	0810	CONCRETE A	0	100	0	0	502.00	SF	7.80	7.80	100	2005	2005	3	84	3,289	

LAND DESCRIPTION

TOTAL OB/XF 11,682

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