LOT 31
IN OR 1754/640
ESMT PT OR 1117/1699

SHUKLA PANKAJ & PRITI
41568 PASEO PADRE PKWY
FREEMONT, CA 32068

2025

51-3N-27-1626-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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

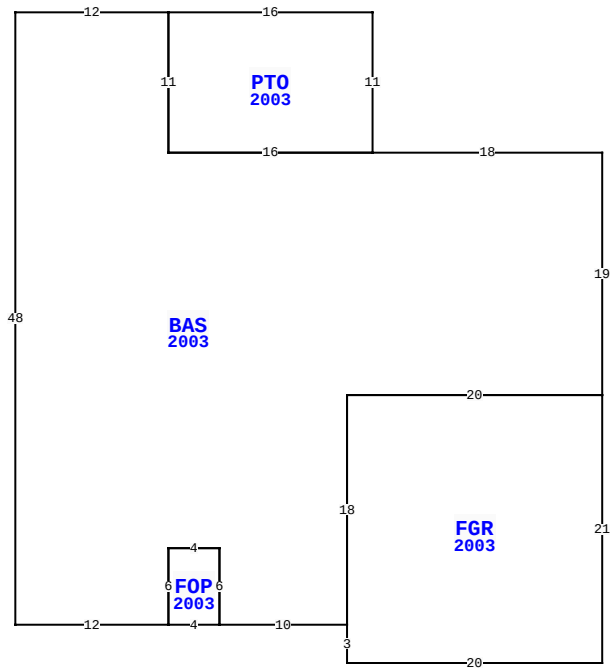
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100	2003	1,450	187,403
FGR	420	55	2003	231	29,855
FOP	24	30	2003	7	905
PTO	176	5	2003	9	1,163
TOTALS	2,070			1,697	219,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,697	121.7700	146.12	247,966	2003	2008	0	0	0	11.55	88.45

1 SINGLE FAM – 0% - 0 Heated Area: 1450 HX Base Yr



86748 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	219,326
TOTAL MARKET OB/XF VALUE	4,007
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	308,333
SOH/AGL Deduction	53,874
ASSESSED VALUE	254,459
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,459
TOTAL JUST VALUE	308,333
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036348	NEW CONSTR	0	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1754/0640	8/27/2011	QC	U	I	11	100
GRANTOR: SHUKLA PANKAJ & PRITI						
GRANTEE: SHUKLA PANKAJ & PRI						
1266/0591	10/18/2004	WD	Q	I	01	100
GRANTOR: SHUKLA PANKAJ & PRITI						
GRANTEE: SHUKLA PANKAJ & PRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 PTO=[YR=2003] N11 W16 S11 E16$ W16 N11 W12 S48 E12 FOP=[YR=2003] E4 N6 W4 S6$ N6 E4 S6 E10 FGR=[YR=2003] S3 E20 N21 W20 S18 $ N18 E20 N19$.

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	0812	CONCRETE C	0	0	0	0	1,018.00	SF	4.80	4.80	100	2003	2003	3	82	4,007	

LAND DESCRIPTION

TOTAL OB/XF 4,007

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	0		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 08/29/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS