LOT 33
IN OR 1365/1394
ESMT PT OR 1117/1699

PROPST MICHAEL
2170 SPANISH MOSS DR
JACKSONVILLE, FL 32246

2025

51-3N-27-1626-0033-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 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

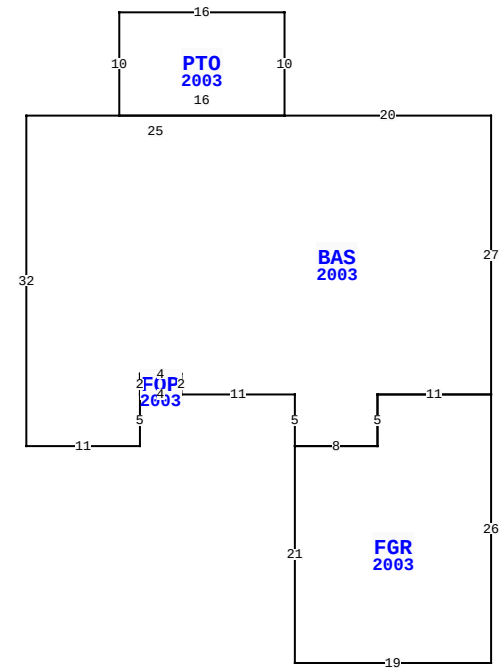
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100	2003	1,302	171,905
FGR	454	55	2003	250	33,008
FOP	8	30	2003	2	264
PTO	160	5	2003	8	1,056
TOTALS	1,924			1,562	206,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,562	122.6346	147.16	229,864	2003	2003	0	0	0	10.28	89.72

1 SINGLE FAM – 0% - 0 Heated Area: 1302 HX Base Yr



86710 WORTHINGTON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

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	1,437.00	SF	4.80	4.80	100	2003	2003	3	82	5,656	
2	0476	VF 6 SBPL	0	0	0	0	420.00	LF	38.40	38.40	100	2005	2005	3	64	10,322	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,234
TOTAL MARKET OB/XF VALUE	15,978
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	307,212
SOH/AGL Deduction	49,079
ASSESSED VALUE	258,133
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,133
TOTAL JUST VALUE	307,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005946	REPAIR/RRF	8,864	07/05/2017
B0310873	NEW CONSTR	101,839	03/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/1394	11/08/2005	WD	Q	I		179,000
GRANTOR: BROWN CLINTON E & MEL						
GRANTEE: PROPST MICHAEL						
1157/0265	7/29/2003	WD	Q	I		120,900
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: BROWN CLINTON E & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W20 PTO=[YR=2003] N10 W16 S10 E16$ W25 S32 E11 N5 FOP=[YR=2003] E4 N2 W4 S2$ N2 E4 S2 E11 S5 FGR=[YR=2003] S21 E19 N26 W11 S5 W8$ E8 N5 E11 N27$.

LAND DESCRIPTION

TOTAL OB/XF 15,978

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS