LOT 34
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

O'CONNOR ROBERT
2124 SILVER LEAF CT
LONGWOOD, FL 32779-2757

2025

51-3N-27-1626-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

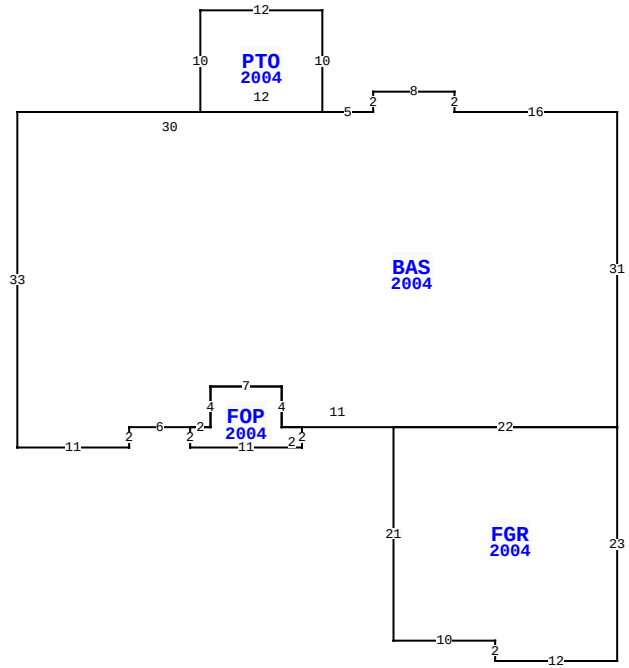
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,839	100	2004	1,839	245,051
FGR	486	55	2004	267	35,578
FOP	50	30	2004	15	1,999
PTO	120	5	2004	6	799
TOTALS	2,495			2,127	283,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,127	123.1076	147.73	314,222	2004	2004	0	0	0	9.80	90.20

1 SINGLE FAM – 0% - 0 Heated Area: 1839 HX Base Yr



86692 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	283,428
TOTAL MARKET OB/XF VALUE	22,908
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	391,336
SOH/AGL Deduction	63,100
ASSESSED VALUE	328,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,236
TOTAL JUST VALUE	391,336
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412477	NEW CONSTR	139,516	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2456/1629	4/21/2021	WD	Q	I	01	272,000
GRANTOR: MELLROY SHANNON D						
GRANTEE: O'CONNOR ROBERT						
1651/0879	12/03/2009	WD	Q	I	01	169,900
GRANTOR: OLK GERALD F & NANCY						
GRANTEE: MELLROY SHANNON D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 N2 W8 S2 W5 PTO=[YR=2004] N10 W12 S10 E12$ W30 S33 E11 N2 E6 FOP=[YR=2004] S2 E11 N2 W2 N4 W7 S4 W2$ E2 N4 E7 S4 E11 FGR=[YR=2004] S21 E10 S2 E12 N23 W22$ E22 N31$.

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	1,123.00	SF	4.80	4.80	100	2004	2004	3	83	4,474	
2	0940	SHEDS/PORT	0	0	20	12	240.00	SF	25.56	25.56	100	2005	2005	3	22	1,350	
3	0940	SHEDS/PORT	0	0	20	8	160.00	SF	25.56	25.56	100	2005	2005	3	22	900	
4	0855	CONC PAVER	0	0	0	0	690.00	SF	12.00	12.00	100	2005	2005	3	84	6,955	
5	0476	VF 6 SBPL	0	0	0	0	338.00	LF	38.40	38.40	100	2005	2005	3	64	8,307	
6	0470	VNYL GATE	0	0	0	0	4.00	UT	360.00	360.00	100	2005	2005	3	64	922	

LAND DESCRIPTION

TOTAL OB/XF 22,908

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	0003	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