LOT 36
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

PARKER JON & SAMANTHA
86654 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1626-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

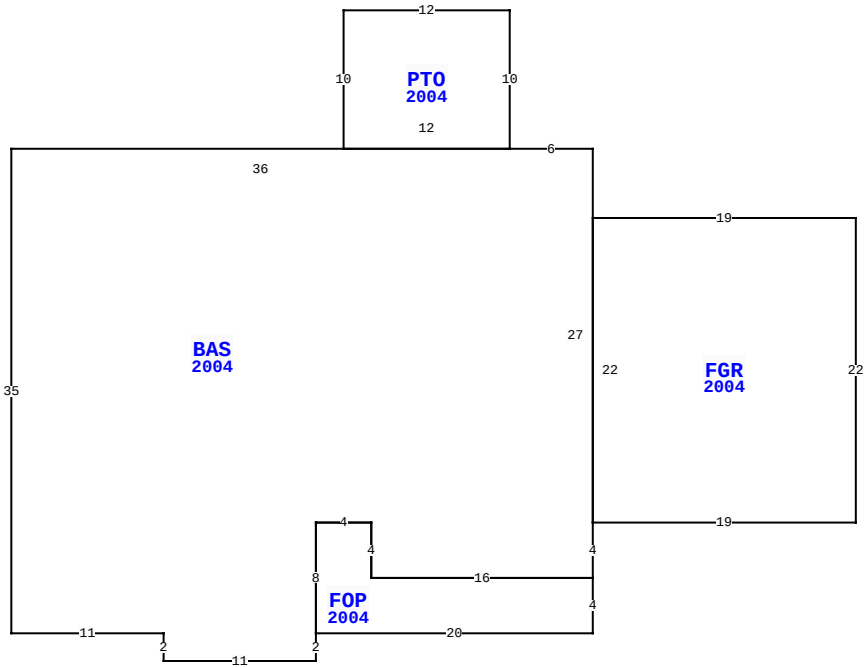
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,396	100	2004	1,396	181,273
FGR	418	55	2004	230	29,866
FOP	96	30	2004	29	3,766
PTO	120	5	2004	6	779
TOTALS	2,030			1,661	215,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,661	119.9000	143.88	238,985	2004	2004	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2024 Heated Area: 1396 HX Base Yr 2024



86654 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		215,684
TOTAL MARKET OB/XF VALUE		4,327
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		305,011
SOH/AGL Deduction		6,169
ASSESSED VALUE		298,842
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		248,120
TOTAL JUST VALUE		305,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412360	NEW CONSTR	104,296	02/02/2004
R045873	REPAIR/RRF	3,200	02/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/1868	9/16/2019	TD	Q	I	01	195,000
GRANTOR: NAVARRO STEPHANIE P L						
GRANTEE: PARKER JON & SAMANT						
2097/1627	1/19/2017	WD	U	I	11	100
GRANTOR: NAVARRO STEPHANIE P						
GRANTEE: NAVARRO STEPHANIE P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W6 PTO=[YR=2004] N10 W12 S10 E12$ W36 S35 E11 S2 E11 N2 FOP=[YR=2004] E20 N4 W16 N4 W4 S8$ N8 E4 S4 E16 N4 FGR=[YR=2004] E19 N22 W19 S22$ N27$.

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	100	0	0	1,086.00	SF	4.80	4.80	100	2004	2004	3	83	4,327	

LAND DESCRIPTION

TOTAL OB/XF 4,327

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 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS