LOT 39
IN OR 1198/775
ESMT PT OR 1117/1699

KOSTELNY ANDREW D
86588 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1626-0039-0000

BUILDING CHARACTERISTICS

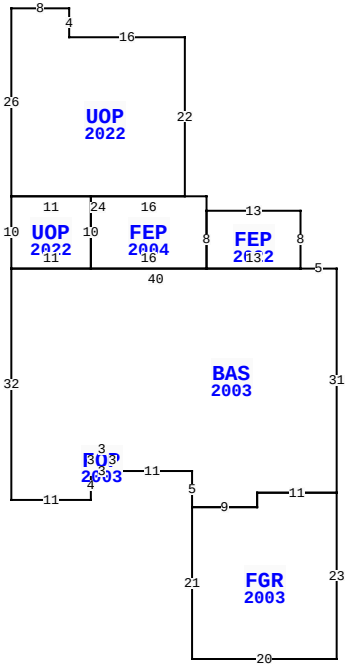
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,373	100	2003	1,373	173,203
FEP	160	80	2004	128	16,147
FEP	104	80	2022	83	10,470
FGR	442	55	2003	243	30,654
FOP	9	30	2003	3	379
UOP	110	20	2022	22	2,776
UOP	560	20	2022	112	14,129
TOTALS	2,758			1,964	247,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,964	118.5800	142.30	279,477	2003	2003	0	0	0	11.35	88.65

1 SINGLE FAM – 100% - 2004 Heated Area: 1373 HX Base Yr 2004



86588 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,756
TOTAL MARKET OB/XF VALUE		9,655
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		342,411
SOH/AGL Deduction		177,269
ASSESSED VALUE		165,142
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,420
TOTAL JUST VALUE		342,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001587	ADDITION	26,416	01/27/2022
B0412570	ADDITION	17,000	04/01/2004
B0363593	NEW CONSTR	101,839	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1198/0775	12/30/2003	WD	Q	I		113,600
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: KOSTELNY ANDREW D						
1149/1043	6/30/2003	WD	U	V	19	23,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: MEADOWFIELD OF JAX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W5 FEP=[YR=2022] N8 W13 FEP=[YR=2004] N2 W16 UOP=[YR=2022] W11 UOP=[YR=2022] N26 E8 S4 E16 S22 W24$ S10E11 N10$ S10 E16 N8$ S8 E13 $ W40 S32 E11 N4 FOP=[YR=2003] E3 N3 W3 S3$ N3 E3 S3 E11 S5 FGR=[YR=2003] S21 E20 N23 W11 S2 W9$ E9 N2 E11 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2003	2003	3	86	3,612	
2	0812	CONCRETE C	0	100	0	0	1,276.00	SF	4.80	4.80	100	2003	2003	3	82	5,022	
3	1242	WD DECK A	0	100	27	15	405.00	SF	12.00	12.00	100	2004	2004	3	21	1,021	

LAND DESCRIPTION

TOTAL OB/XF 9,655

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 06/13/2022 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS