LOT 40
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

MAGEE BONNIE L L/E/
11221 PRESCOTT CT
JACKSONVILLE, FL 32256

2025

51-3N-27-1626-0040-0000

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

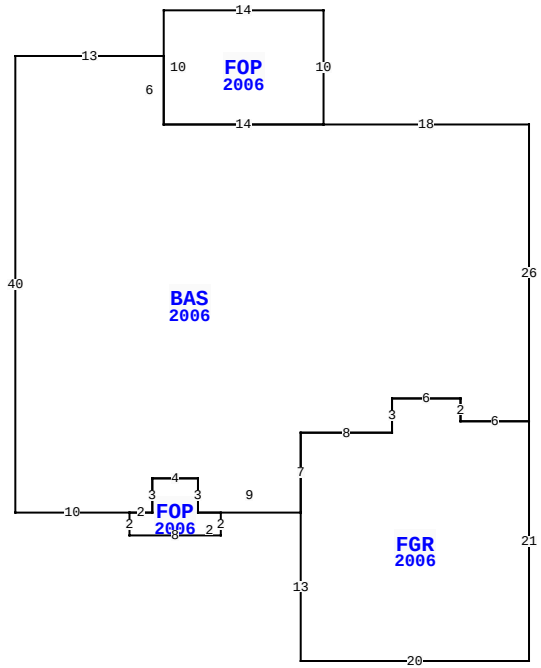
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100	2006	1,432	186,794
FGR	424	55	2006	233	30,393
FOP	28	30	2006	8	1,043
FOP	140	30	2006	42	5,479
TOTALS	2,024			1,715	223,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,715	118.8000	142.56	244,490	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 1432 HX Base Yr



86512 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	223,708
TOTAL MARKET OB/XF VALUE	4,760
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	313,468
SOH/AGL Deduction	49,629
ASSESSED VALUE	263,839
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,839
TOTAL JUST VALUE	313,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16087	NEW CONSTR	112,873	01/17/2006
M10534	MECH OTHER	0	10/01/2005
E15848	ELEC OTHER	1,981	09/01/2005
P10051	OTHER	0	09/01/2005
R08237	REPAIR/RRF	3,700	09/01/2005
E0412288	NEW CONSTR	4,000	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/1545	5/30/2023	QC	U	I	11	0
GRANTOR: MAGEE BONNIE						
GRANTEE: BARKSDALE KELLY J						
1384/1124	1/26/2006	WD	Q	I		169,400
GRANTOR: HALLMARK HOMES INC						
GRANTEE: GORALSKI BONNIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] N10 W14 S10 E14$ W14 N6 W13 S40 E10 FOP=[YR=2006] S2 E8 N2 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E9 FGR=[YR=2006] S13 E20 N21 W6 N2 W6 S3 W8 S7$ N7 E8 N3 E6 S2 E6 N26$.

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	0811	CONCRETE B	0	0	0	0	887.00	SF	6.24	6.24	100	2006	2006	3	86	4,760	

LAND DESCRIPTION

TOTAL OB/XF 4,760

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