



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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NEIGHBORHOOD/LOC	4039.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100	2005	2,004	253,859
FGR	462	55	2005	254	32,176
FSP	120	40	2005	48	6,081
FSP	76	40	2006	30	3,800
PTO	572	5	2005	29	3,673
TOTALS	3,234			2,365	299,588

EXTRA FEATURES					
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L N	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
2	0470	VNVL GATE	0	100	0	0	1.00	UT	360.00	360.00	100	2005	2005	3	64	230	
3	0476	VF 6 SBPL	0	100	0	0	30.00	LF	38.40	38.40	100	2005	2005	3	64	737	
4	0812	CONCRETE C	0	100	0	0	1,472.00	SF	4.80	4.80	100	2005	2005	3	84	5,935	
5	0470	VNVL GATE	0	100	0	0	3.00	UT	360.00	360.00	100	2006	2006	3	66	713	
6	0479	VF PICKET	0	100	0	0	229.00	LF	12.00	12.00	100	2006	2006	3	66	1,814	
7	0845	KOOL DECK	0	100	0	0	320.00	SF	8.70	8.70	100	2006	2006	3	86	2,394	
8	0861	POOL GUNIT	0	100	11	19	209.00	SF	102.00	102.00	100	2006	2006	3	40	8,527	
9	1243	WD DECK F	0	100	10	10	100.00	SF	9.60	9.60	100	2005	2005	3	22	211	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,365	113.0822	135.70	320,930	2005	2010	0	0	0	6.65	93.35	
1 SINGLE FAM - 100% - 2013 Heated Area: 2004 HX Base Yr 2013													
86809 WORTHINGTON DR, YULEE													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/22/2025 MLU													

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 327,186											
TOTAL MARKET OB/XF VALUE 20,561											
TOTAL LAND VALUE - MARKET 85,000											
TOTAL MARKET VALUE 432,747											
SOH/AGL Deduction 219,347											
ASSESSED VALUE 213,400											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 162,678											
TOTAL JUST VALUE 432,747											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 415,974											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010743	MTL GAR	57,960	11/05/2020
B17785	SWIM POOL	22,480	05/01/2006
B0413785	NEW CONSTR	140,092	10/01/2004
R046718	REPAIR/RRF	4,000	10/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1808/0878	8/14/2012	WD	U	I	12	172,000	
GRANTOR: FEDERAL HOME LOAN MOR							
GRANTEE: DOBER KEITH A							
1808/0876	3/06/2012	WD	U	I	12	100	
GRANTOR: BANK OF AMERICA NA SU							
GRANTEE: FEDERAL HOME LOAN M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2005] W59 S12 BAS=[YR=2005] S38 E11 N3 E7 FSP=[YR=2006] S2 E12 N4 W2 N4 W8 S6 W2\$ E2 N6 E8 S4 E9 FGR=[YR=2005] S21 E22 N21 W22\$ E22 N33 W16 N2 W8 S2 W3 FSP=[YR=2005] N10 W12 S10 E12\$ W32\$ E20 N10 E12 S10 E3 N2 E8 S2 E16 N12\$.									

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YULEE, FL 32097

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