LOT 3
PAGE HILL #3 PB 6/341

STONE STEPHEN A
86845 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0003-0000

BUILDING CHARACTERISTICS

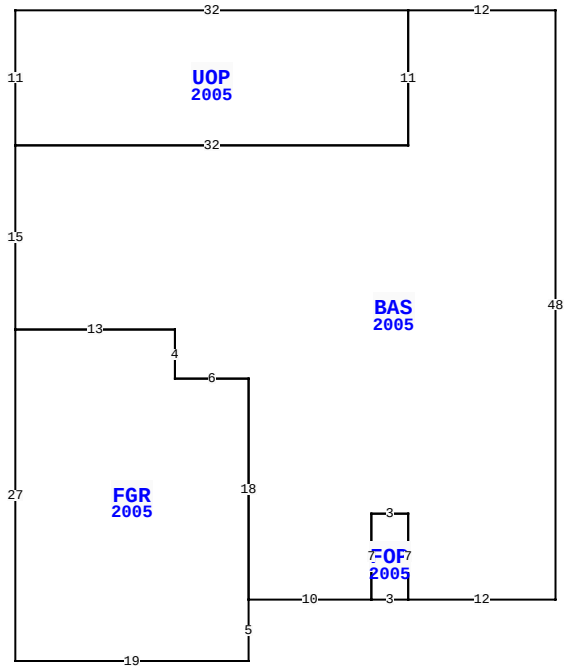
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,345	100	2005	1,345	174,144
FGR	489	55	2005	269	34,829
FOP	21	30	2005	6	776
UOP	352	20	2005	70	9,063
TOTALS	2,207			1,690	218,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,690	120.8900	145.07	245,168	2005	2005	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2006 Heated Area: 1345 HX Base Yr 2006



86845 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,812
TOTAL MARKET OB/XF VALUE		5,074
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		308,886
SOH/AGL Deduction		177,466
ASSESSED VALUE		131,420
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		75,698
TOTAL JUST VALUE		308,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008661	REPAIR/RRF	11,037	09/29/2017
B0413196	NEW CONSTR	106,299	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2758/1176	12/04/2024	QC	U	I	11	100
GRANTOR: JURADO NANCY F/K/A NA						
GRANTEE: STONE STEPHEN						
2755/1941	9/30/2024	QC	U	I	11	100
GRANTOR: JURADO NANCY						
GRANTEE: STONE STEPHEN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W12 S11 W32 S15 E13 S4 E6 S18 E10 N7 E3 S7 E12 N48 $
FGR=[YR=2005;ORIG=-44,26] S27 E19 N5 N18 W6 N4 W13 $
UOP=[YR=2005;ORIG=-12,0] W32 S11 E32 N11 $
FOP=[YR=2005;ORIG=-15,48] E3 N7 W3 S7 $
.

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	100	0	0	852.00	SF	6.24	6.24	100	2005	2005	3	84	4,466	
2	0476	VF 6 SBPL	0	100	0	0	24.00	LF	38.40	38.40	100	2006	2006	3	66	608	

LAND DESCRIPTION

TOTAL OB/XF 5,074

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 04/16/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS