LOT 4
PAGE HILL #3 PB 6/341

SHINN ANDREW L & ANDRIA M
86867 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
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		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

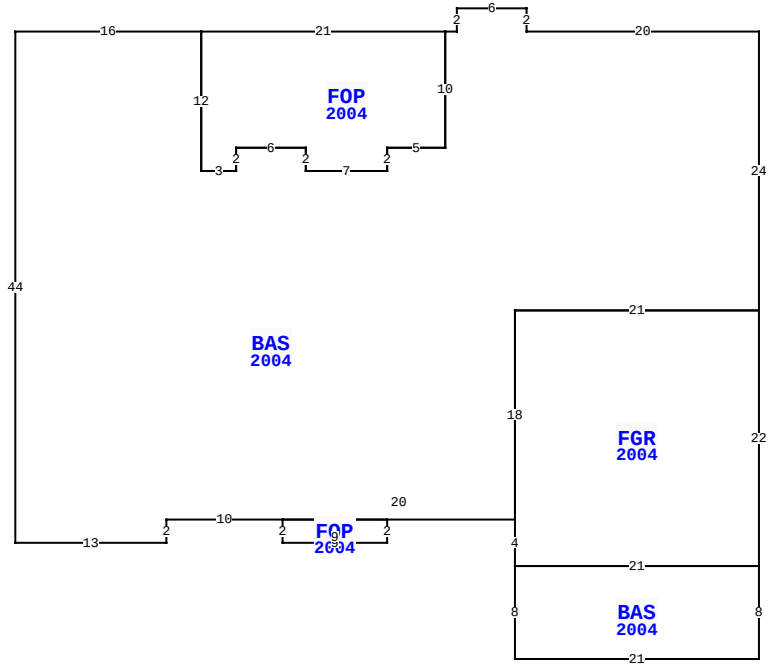
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100	2004	168	20,640
BAS	2,118	100	2004	2,118	260,201
FGR	462	55	2004	254	31,204
FOP	18	30	2004	5	614
FOP	230	30	2004	69	8,477
TOTALS	2,996			2,614	321,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,614	110.1408	132.17	345,492	2004	2009	0	0	0	7.05	92.95

1 SINGLE FAM – 100% - 2022 Heated Area: 2286 HX Base Yr 2022



86867 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		365,710
TOTAL MARKET OB/XF VALUE		28,849
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		479,559
SOH/AGL Deduction		138,402
ASSESSED VALUE		341,157
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		285,435
TOTAL JUST VALUE		479,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007756	MTL GAR	87,822	06/15/2021
20005567	ROOF	17,188	07/19/2020
B0514919	SWIM POOL	29,513	01/01/2005
B0412919	NEW CONSTR	159,291	05/01/2004
R046236	REPAIR/RRF	4,000	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2421/1468	12/29/2020	WD	Q	I	01	298,000
GRANTOR: CHILDERS GERALD L & B						
GRANTEE: SHINN ANDREW L & AN						
1278/0078	12/03/2004	WD	Q	I		184,800
GRANTOR: HALLMARK HOMES INC						
GRANTEE: CHILDERS GERALD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 N2 W6 S2 W1 FOP=[YR=2004] W21 S12 E3 N2 E6 S2 E7 N2 E5 N10$ S10 W5 S2 W7 N2 W6 S2 W3 N12 W16 S44 E13 N2 E10 FOP=[YR=2004] S2 E9 N2 W9$ E20 FGR=[YR=2004] S4 BAS=[YR=2004] S8 E21 N8 W21$ E21 N22 W21 S18$ N18 E21 N24$.

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	1,574.00	SF	6.24	6.24	100	2004	2004	3	83	8,152	
2	0911	SCRN RM A	0	100	38	18	684.00	SF	21.00	21.00	100	2005	2005	3	22	3,160	
3	0845	KOOL DECK	0	100	0	0	396.00	SF	8.70	8.70	100	2005	2005	3	84	2,894	
4	0861	POOL GUNIT	0	100	24	12	288.00	SF	102.00	102.00	100	2005	2005	3	36	10,575	
5	0470	VNYL GATE	0	100	0	0	4.00	UT	360.00	360.00	100	2005	2005	3	64	922	
6	0476	VF 6 SBPL	0	100	0	0	128.00	LF	38.40	38.40	100	2005	2005	3	64	3,146	

LAND DESCRIPTION

TOTAL OB/XF 28,849

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 11/23/2021 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

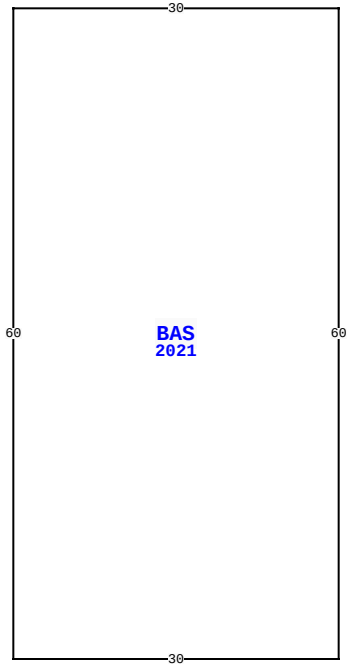
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2021	1,800	44,575
TOTALS	1,800			1,800	44,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	57.5000	25.53	45,954	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2022 Heated Area: 1800 HX Base Yr 2022



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GRANTOR: HALLMARK HOMES INC						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S60 E30 N60$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/23/2021 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS