LOT 5
PAGE HILL #3 PB 6/341

GOUGH TRUST/GOUGH ASHLEY C TRUSTEE
86885 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1627-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	11	BD/BTN AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 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

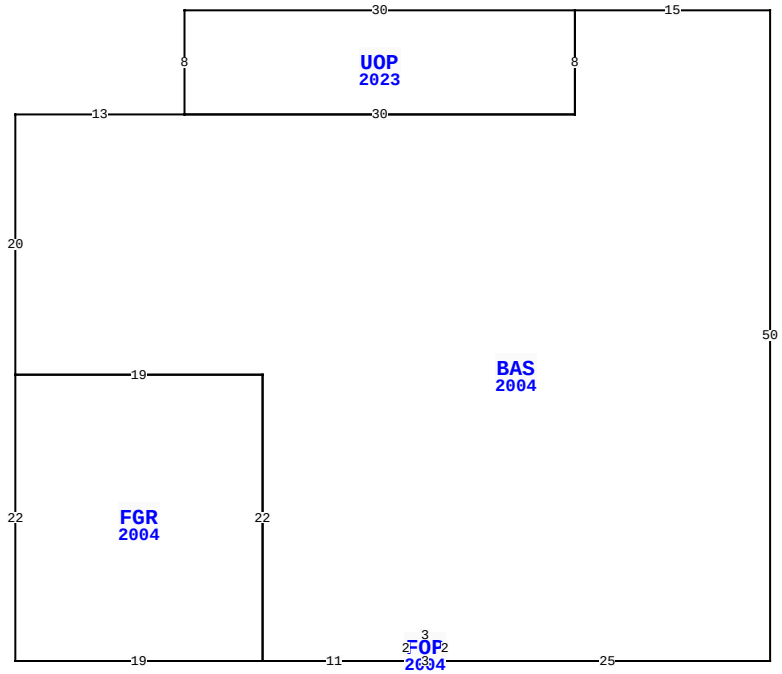
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	2004	2,132	277,635
FGR	418	55	2004	230	29,951
FOP	6	30	2004	2	260
UOP	240	20	2023	48	6,251
TOTALS	2,796			2,412	314,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,412	116.7474	140.10	337,921	2004	2009	0	0	0	7.05	92.95

1 SINGLE FAM – 100% - 2025 Heated Area: 2132 HX Base Yr 2025



86885 WORTHINGTON DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		314,098
TOTAL MARKET OB/XF VALUE		47,583
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		446,681
SOH/AGL Deduction		0
ASSESSED VALUE		446,681
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		395,959
TOTAL JUST VALUE		446,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V240006364	REMOVAL OF VINYL	32,000	05/29/2024
22017197	ADDITION OF REAR	16,500	11/18/2022
R1615642	REPAIR/RRF	11,037	12/01/2016
B25215	REMODEL	800	10/01/2011
B19405	SWIM POOL	32,000	02/01/2007
B0412600	NEW CONSTR	162,335	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/1348	3/01/2024	WD	Q	I	01	525,000
GRANTOR: DIAZ JOEL & KATHERINE						
GRANTEE: GOUGH TRUST						
2588/1271	8/31/2022	WD	Q	I	01	425,000
GRANTOR: METT CARL THOMAS JR &						
GRANTEE: DIAZ JOEL & KATHERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W15 S8 W30 W13 S20 E19 S22 E11 N2 E3 S2 E25 N50 $
FGR=[YR=2004;ORIG=-58,28] S22 E19 N22 W19 $
UOP=[YR=2023;ORIG=-15,0] W30 S8 E30 N8 $
FOP=[YR=2004;ORIG=-28,50] E3 N2 W3 S2 $
.

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	0810	CONCRETE A	0	100	0	0	830.00	SF	7.80	7.80	100	2004	2004	3	83	5,373	
2	0861	POOL GUNIT	0	100	0	0	390.00	SF	102.00	102.00	100	2007	2007	3	44	17,503	
3	0845	KOOL DECK	0	100	0	0	600.00	SF	8.70	8.70	100	2007	2007	3	87	4,541	
4	0911	SCRN RM A	0	100	45	22	990.00	SF	21.00	21.00	100	2024	2023		97	20,166	

LAND DESCRIPTION

TOTAL OB/XF 47,583

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 12/16/2024 BY KWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS