LOT 8
IN OR 2012/1407
PAGE HILL #3 PB 6/341

BURNS JONATHAN KEITH & MISTEY KELI
86941 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1627-0008-0000

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		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

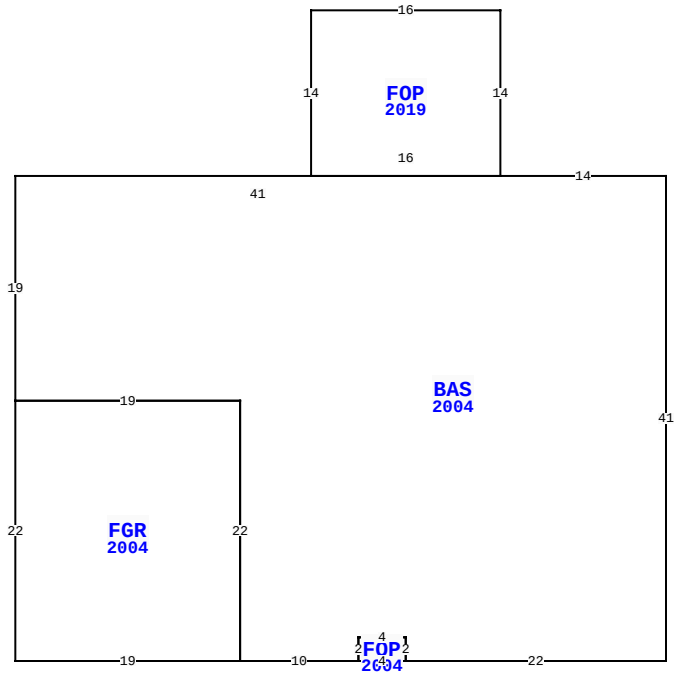
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100	2004	1,829	224,780
FGR	418	55	2004	230	28,267
FOP	8	30	2004	2	245
FOP	224	30	2019	67	8,234
TOTALS	2,479			2,128	261,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,128	113.5134	136.22	289,876	2004	2004	0	0	0	9.78	90.22

1 SINGLE FAM – 100% - 2017 Heated Area: 1829 HX Base Yr 2017



86941 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		261,526
TOTAL MARKET OB/XF VALUE		8,632
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		355,158
SOH/AGL Deduction		157,005
ASSESSED VALUE		198,153
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,431
TOTAL JUST VALUE		355,158
NCON VALUE		3,888
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412598	NEW CONSTR	147,926	04/01/2004
R046006	REPAIR/RRF	1,500	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2678/499	11/08/2023	QC	U	I	11	100
GRANTOR: BURNS JONATHAN KEITH						
GRANTEE: BURNS JONATHAN KEIT						
2012/1407	10/28/2015	WD	Q	I	01	194,000
GRANTOR: GREGORY JASON & JAMES						
GRANTEE: BURNS JONATHAN KEIT						

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	916.00	SF	6.24	6.24	100	2004	2004	3	83	4,744	
3	0351	CARPORT MT	0	100	30	12	360.00	SF	12.00	12.00	100	2025	2021		90	3,888	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FOP=[YR=2019] N14 W16 S14 E16$ W41 S19
FGR=[YR=2004] S22 E19 N22 W19$ E19 S22 E10 FOP=[YR=2004] E4
N2 W4 S2$ N2 E4 S2 E22 N41$.

LAND DESCRIPTION

TOTAL OB/XF 8,632

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	0003	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 06/01/2020 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS