



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,608	100	2004	2,608	330,121
FGR	565	55	2004	311	39,366
FOP	12	30	2004	4	506
FOP	257	30	2004	77	9,747
TOTALS	3,442			3,000	379,741

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	4,200.00
2	0811	CONCRETE B	0	100	0	0	913.00	SF	6.24

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,000	113.9468	136.74	410,220	2004	2009	0	0	7.43	92.57	
1 SINGLE FAM - 100% - 2022 Heated Area: 2608 HX Base Yr 2022												
86961 WORTHINGTON DR, YULEE												

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		379,741	
TOTAL MARKET OB/XF VALUE		12,037	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		476,778	
SOH/AGL Deduction		166,155	
ASSESSED VALUE		310,623	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		259,901	
TOTAL JUST VALUE		476,778	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		454,989	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412291	NEW CONSTR	184,256	02/01/2004
E0412427	NEW CONSTR	2,000	02/01/2004
R045835	REPAIR/RRF	1,500	02/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2444/1285	3/18/2021	WD	Q	I	01	332,000
GRANTOR: HARDWICK GLORIA Y						
GRANTEE: HARMON JANISA S & J						
2430/1308	2/02/2021	WD	Q	I	01	332,000
GRANTOR: STEPHENSON DANIEL M &						
GRANTEE: HARDWICK GLORIA Y						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2004] W18 FOP=[YR=2004] W23 S11 E10 S2 E11 N11 E2 N2\$ S2 W2 S11 W11 N2 W10 N11 W19 S36 FGR=[YR=2004] S27 E21 N25 W1 N2 W20\$ E20 S2 E1 S14 E10 FOP=[YR=2004] E6 N2 W6 S2\$ N2 E6 S2 E10 S7 E13 N59\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00
TOTAL OB/XF 12,037									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00
TOTAL OB/XF 12,037									
REVIEW DATE 05/05/2022 BY NW									
Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000									