LOT 10
PAGE HILL #3 PB 6/341

CHAMBERLAIN JOEL G
86985 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1627-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

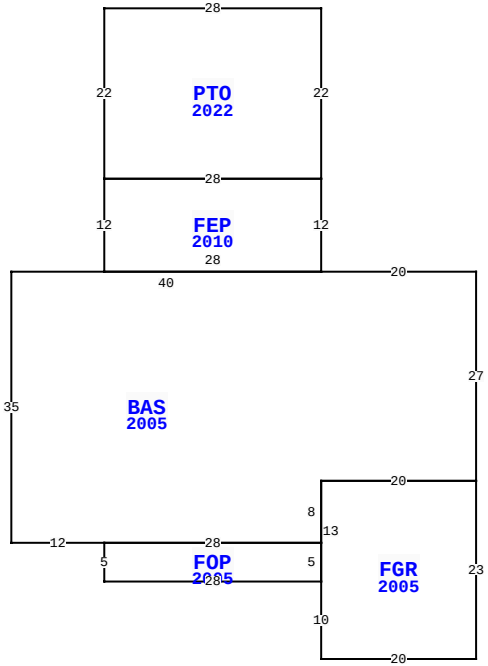
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	2005	1,940	276,638
FEP	336	80	2010	269	38,359
FGR	460	55	2005	253	36,077
FOP	140	30	2005	42	5,989
PTO	616	5	2022	31	4,420
TOTALS	3,492			2,535	361,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,535	127.7760	153.33	388,692	2005	2010	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1940 HX Base Yr 2021



86985 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,484
TOTAL MARKET OB/XF VALUE		17,520
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		464,004
SOH/AGL Deduction		149,926
ASSESSED VALUE		314,078
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		263,356
TOTAL JUST VALUE		464,004
NCON VALUE		4,422
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001408	REROOF	12,161	02/24/2020
B23792	ADDITION	16,976	07/01/2010
B0413295	NEW CONSTR	146,009	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/1857	6/08/2020	WD	Q	I	02	285,000
GRANTOR: BEST POINT EAST LLC						
GRANTEE: CHAMBERLAIN JOEL G						
2335/1158	1/28/2020	WD	U	I	37	180,000
GRANTOR: RE PROPERTY HOLDINGS						
GRANTEE: BEST POINT EAST LLC						

BUILDING NOTES

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	923.00	SF	6.24	6.24	100	2005	2005	3	84	4,838	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2005	2005	3	88	3,696	
3	0462	ST/AL FNC	0	100	0	0	1,872.00	SF	12.00	12.00	100	2006	2006	3	40	8,986	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W20 W40 S35 E12 E28 N8 E20 N27 $
PTO=[YR=2022;ORIG=-48,-12] E28 N22 W28 S22 $
FGR=[YR=2005;ORIG=-20,40] S10 E20 N23 W20 S13 $
FEP=[YR=2010;ORIG=-20,0] N12 W28 S12 E28 $
FOP=[YR=2005;ORIG=-48,35] S5 E28 N5 W28 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,520

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 03/01/2020 BY NWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS