



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	21	STONE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 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
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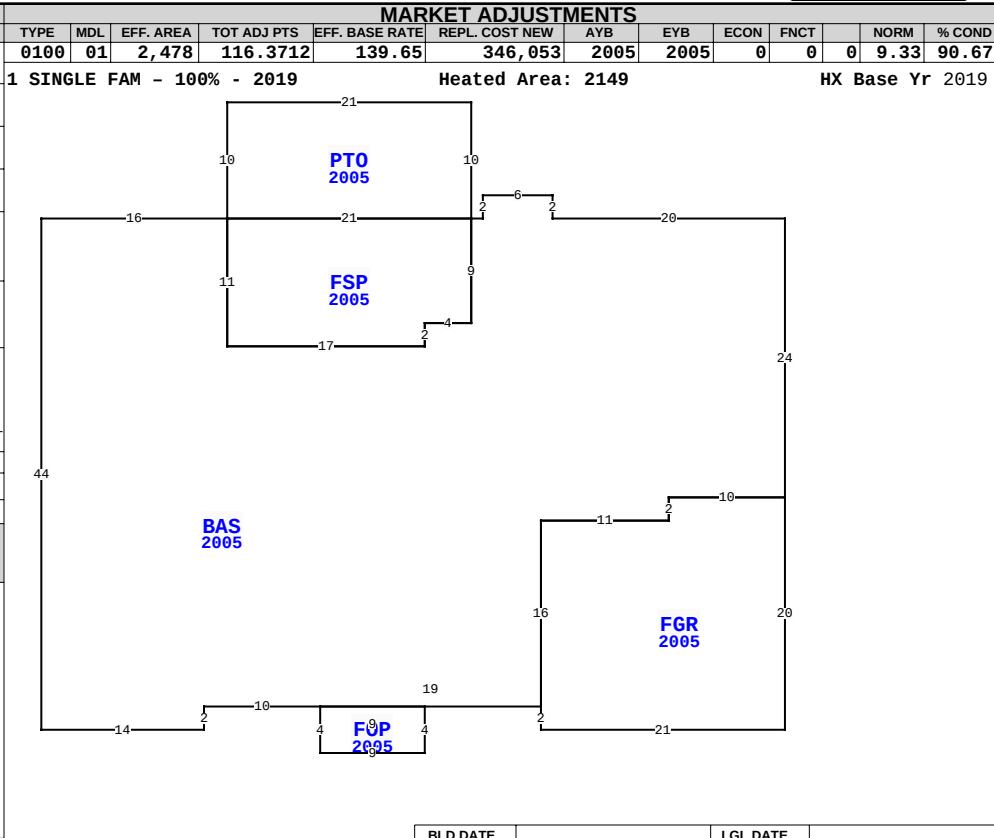
NEIGHBORHOOD/LOC	4039.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,149	100	2005	2,149	272,108
FGR	398	55	2005	219	27,730
FOP	36	30	2005	11	1,393
FSP	223	40	2005	89	11,269
PTO	210	5	2005	10	1,267

TOTALS	3,016			2,478	313,766
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,026.00	SF	4.80
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00
3	0911	SCRN RM A	0	100	21	10	210.00	SF	21.00
4	0476	VF 6 SBPL	0	100	0	0	24.00	LF	38.40
5	0470	VNYL GATE	0	100	0	0	1.00	UT	360.00
6	1242	WD DECK A	0	100	10	10	100.00	SF	12.00
7	0351	CARPORT MT	0	100	15	21	315.00	SF	12.00

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



861083 WORTHINGTON DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/22/2025
	INC DATE		AG DATE	MLU

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
1	0812	CONCRETE C	0	100	0	0	2,026.00	SF	4.80	4.80	100	2005	2005	3	84	8,169	
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	0911	SCRN RM A	0	100	21	10	210.00	SF	21.00	21.00	100	2014	2014	3	60	2,646	
4	0476	VF 6 SBPL	0	100	0	0	24.00	LF	38.40	38.40	100	2014	2014	3	85	783	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	360.00	360.00	100	2014	2014	3	85	306	
6	1242	WD DECK A	0	100	10	10	100.00	SF	12.00	12.00	100	2014	2014	3	60	720	
7	0351	CARPORT MT	0	100	15	21	315.00	SF	12.00	12.00	100	2014	2014	3	60	2,268	

TOTAL OB/XF													18,588	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00			

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										313,766									
TOTAL MARKET OB/XF VALUE										18,588									
TOTAL LAND VALUE - MARKET										85,000									
TOTAL MARKET VALUE										417,354									
SOH/AGL Deduction										169,715									
ASSESSED VALUE										247,639									
TOTAL EXEMPTION VALUE										50,722									
BASE TAXABLE VALUE										196,917									
TOTAL JUST VALUE										417,354									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										403,616									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007271	REPAIR/RRF	14,500	08/11/2017
B1429609	330SF	7,079	11/01/2014
B1429466	FSP	10,437	10/01/2014
B13497	NEW CONSTR	0	01/01/2005
E0413608	NEW CONSTR	2,069	10/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2223/1830	9/05/2018	WD	Q	I	01	267,000	
GRANTOR:BERGSTROM GREGORY & R							
GRANTEE:VIDAL CARLOS MARCEL							
1990/0086	5/11/2015	WD	U	I	11	100	
GRANTOR:VILLA JUNE A							
GRANTEE:BERGSTROM GREGORY &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W20 N2 W6 S2 W1 PTO=[YR=2005] N10 W21 S10 E21\$ FSP=[YR=2005] W21 S11 E17 N2 E4 N9\$ S9 W4 S2 W17 N11 W16 S44 E14 N2 E10 FOP=[YR=2005] S4 E9 N4 W9\$ E19 FGR=[YR=2005] S2 E21 N20 W10 S2 W11 S16\$ N16 E11 N2 E10 N24\$.									