LOT 76
IN OR 1980/704
PAGE HILL #3 PB 6/341

BUDDS JASON W & CARRIE A
86990 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0076-0000

BUILDING CHARACTERISTICS

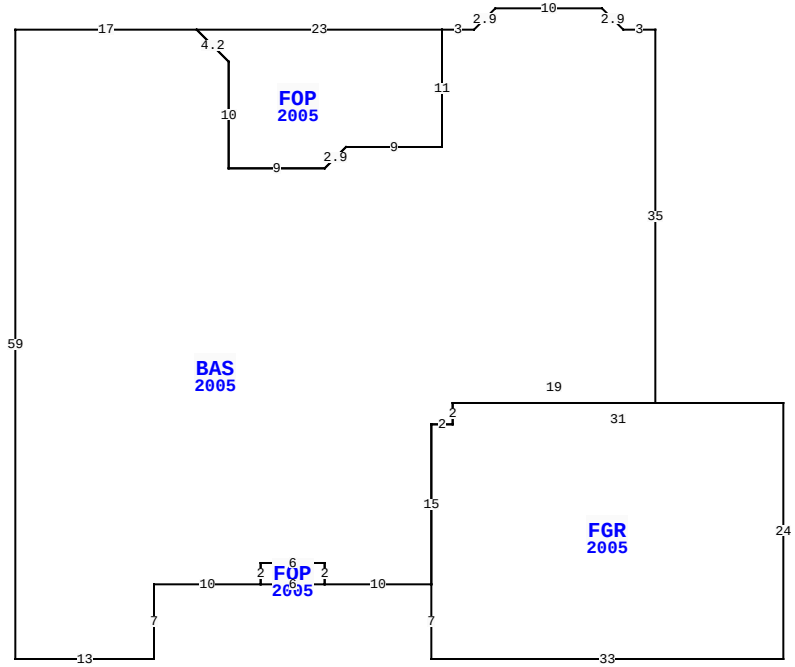
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,626	100	2005	2,626	298,070
FGR	788	55	2005	433	49,148
FOP	12	30	2005	4	454
FOP	245	30	2005	74	8,399
TOTALS	3,671			3,137	356,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,137	110.3080	132.37	415,245	2005	2005	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2016 Heated Area: 2626 HX Base Yr 2016



86990 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		373,228
TOTAL MARKET OB/XF VALUE		63,697
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		521,925
SOH/AGL Deduction		211,833
ASSESSED VALUE		310,092
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		259,370
TOTAL JUST VALUE		521,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009018	REPAIR/RRF	6,000	10/12/2017
B18319	XFOB	10,164	08/01/2006
R09586	REPAIR/RRF	200	08/01/2006
B0515482	SWIM POOL	35,000	01/01/2005
B0412855	NEW CONSTR	184,256	05/01/2004
R046192	REPAIR/RRF	1,500	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1980/0704	5/15/2015	WD	Q	I	01	235,000
GRANTOR: EDWARDS ERIK S & MIND						
GRANTEE: BUDDS JASON W & CAR						
1772/0293	12/30/2011	WD	Q	I	02	220,000
GRANTOR: FUGLESTAD TRACI KELLI						
GRANTEE: EDWARDS ERIK S & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 U2 L2 W10 D2 L2 W3 FOP=[YR=2005] W23 R3 D3 S10 E9 U2 R2 E9 N11$ S11 W9 D2 L2 W9 N10 L3 U3 W17 S59 E13 N7 E10 FOP=[YR=2005] E6 N2 W6 S2$ N2 E6 S2 E10 FGR=[YR=2005] S7 E33 N24 W31 S2 W2 S15$ N15 E2 N2 E19 N35$.

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	0812	CONCRETE C	0	100	0	0	1,480.00	SF	4.80	4.80	100	2005	2005	3	84	5,967	
2	0861	POOL GUNIT	0	100	34	12	408.00	SF	102.00	102.00	100	2005	2005	3	36	14,982	
3	0845	KOOL DECK	0	100	0	0	1,078.00	SF	8.70	8.70	100	2005	2005	3	84	7,878	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2005	2005	3	88	3,696	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	22	264	
6	0351	CARPORT MT	0	100	30	14	420.00	SF	12.00	12.00	100	2018	2018	3	78	3,931	
7	0350	CARPORT WD	0	100	22	12	264.00	SF	15.60	15.60	100	2018	2018	3	78	3,212	
8	0476	VF 6 SBPL	0	100	0	0	654.00	LF	38.40	38.40	100	2018	2018	3	92	23,105	
9	0470	VNYL GATE	0	100	0	0	2.00	UT	360.00	360.00	100	2018	2018	3	92	662	

LAND DESCRIPTION

TOTAL OB/XF 63,697

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 08/29/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

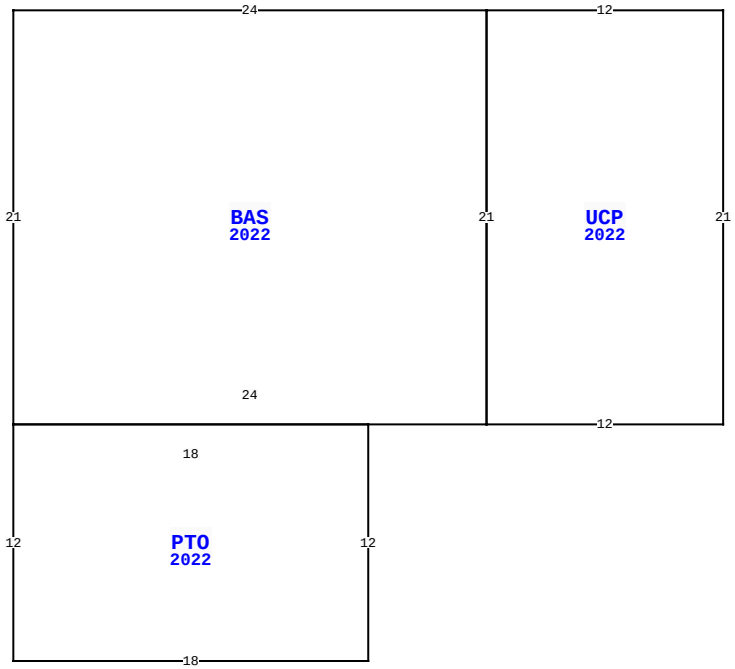
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	2022	504	15,302
PTO	216	5	2022	11	334
UCP	252	20	2022	50	1,518
TOTALS	972			565	17,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	565	92.4000	41.03	23,182	2006	2006	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 2016 Heated Area: 504 HX Base Yr 2016



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GRANTOR: FUGLESTAD TRACI KELLI						
GRANTEE: EDWARDS ERIK S & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S21 PTO=[YR=2022] S12 E18 N12 W18$ E24
UCP=[YR=2022] E12 N21 W12 S21$ N21$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/29/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS