LOT 83
IN OR 2136/598
PAGE HILL #3 PB 6/341

VAN PELT JEFFREY B
86862 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	20	FACE BRICK 30
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

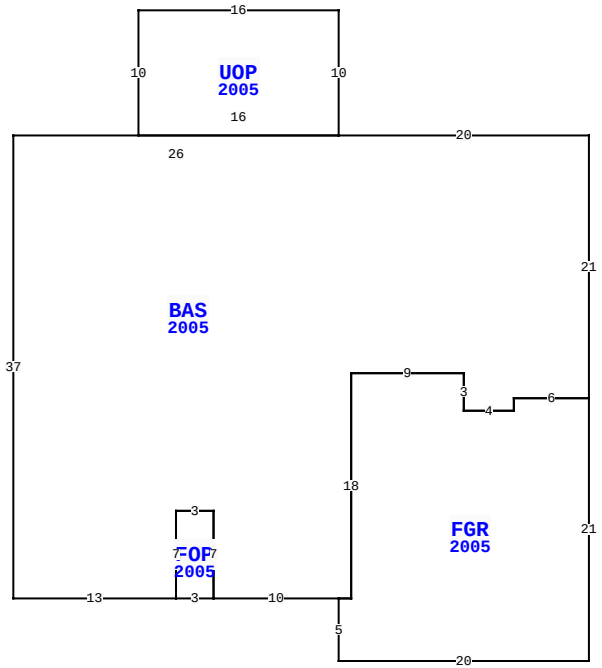
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,363	100	2005	1,363	183,074
FGR	418	55	2005	230	30,893
FOP	21	30	2005	6	806
UOP	160	20	2005	32	4,299
TOTALS	1,962			1,631	219,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,631	125.6640	150.80	245,955	2005	2005	0	0	0	10.93	89.07

1 SINGLE FAM – 100% - 2018 Heated Area: 1363 HX Base Yr 2018



86862 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		219,072
TOTAL MARKET OB/XF VALUE		4,576
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		308,648
SOH/AGL Deduction		141,522
ASSESSED VALUE		167,126
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,404
TOTAL JUST VALUE		308,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514893	ELEC OTHER	0	05/01/2005
E14625	ELEC OTHER	0	03/01/2005
E14636	ELEC OTHER	2,000	03/01/2005
M09414	MECH OTHER	0	03/01/2005
B0413194	NEW CONSTR	126,000	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2136/0598	7/27/2017	WD	Q	I	01	168,000
GRANTOR: DOYLE KENNETH A						
GRANTEE: VAN PELT JEFFREY B						
1332/1168	7/12/2005	WD	Q	I		144,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DOYLE KENNETH A						

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	873.00	SF	6.24	6.24	100	2005	2005	3	84	4,576	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W20 W26 S37 E13 N7 E3 S7 E10 E1 N18 E9 S3 E4 N1 E6 N21 $
FGR=[YR=2005;ORIG=-20,37] S5 E20 N21 W6 S1 W4 N3 W9 S18 W1 $
UOP=[YR=2005;ORIG=-20,0] N10 W16 S10 E16 $
FOP=[YR=2005;ORIG=-33,37] E3 N7 W3 S7 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,576

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 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS