LOT 84
IN OR 1285/590
PAGE HILL #3 PB 6/341

BREELAND DONNA R
86842 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0084-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
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

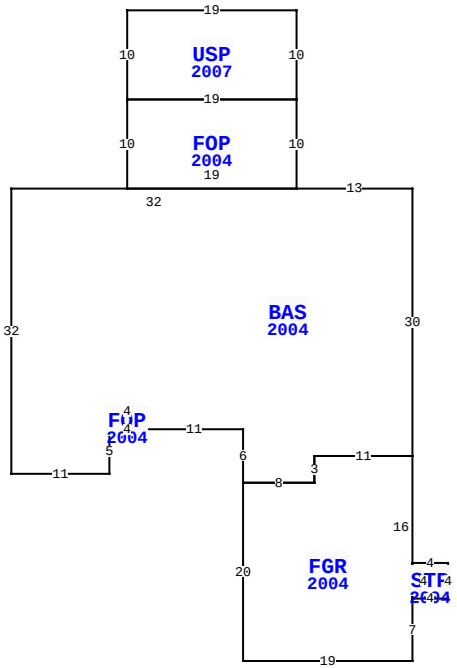
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,343	100	2004	1,343	174,817
FGR	413	55	2004	227	29,549
FOP	8	30	2004	2	261
FOP	190	30	2004	57	7,420
STP	16	10	2004	2	261
USP	190	30	2007	57	7,420
TOTALS	2,160			1,688	219,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,688	120.2300	144.28	243,545	2004	2004	0	0	0	9.78	90.22

1 SINGLE FAM – 100% - 2007 Heated Area: 1343 HX Base Yr 2007



86842 WORTHINGTON DR, YULEE

BLD DATE	02/18/2010	RK	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		219,726
TOTAL MARKET OB/XF VALUE		4,088
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		308,814
SOH/AGL Deduction		176,468
ASSESSED VALUE		132,346
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,624
TOTAL JUST VALUE		308,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008635	REPAIR/RRF	9,000	09/29/2017
B22557	8X12 PRE FAB SHED	2,139	06/01/2009
B19824	ADDITION	4,000	05/01/2007
R046002	REPAIR/RRF	1,500	04/01/2004
0412595	NEW CONSTR	125,670	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/0590	1/03/2005	WD	U	I	21	128,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BREELAND DONNA R						
1259/1936	9/17/2004	WD	U	V	19	1,950,400
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 FOP=[YR=2004] N10 USP=[YR=2007] N10 W19 S10 E19$ W19 S10 E19$ W32 S32 E11 N5 FOP=[YR=2004] E4 N2 W4 S2$ N2 E4 S2 E11 S6 FGR=[YR=2004] S20 E19 N7 STP=[YR=2004] E4 N4 W4 S4$ N16 W11 S3 W8$ E8 N3 E11 N30$.

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	1,026.00	SF	4.80	4.80	100	2004	2004	3	83	4,088	

LAND DESCRIPTION

TOTAL OB/XF 4,088

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 02/25/2020 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS