LOT 86
IN OR 1318/1161
PAGE HILL #3 PB 6/341

GREENE MARK T
86804 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0086-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 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

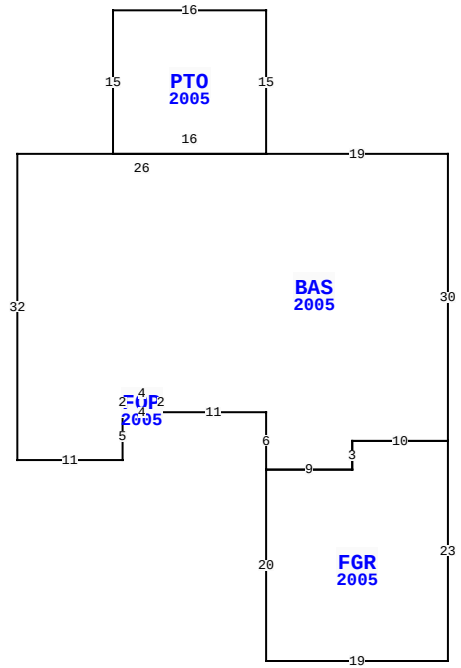
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,346	100	2005	1,346	180,586
FGR	410	55	2005	226	30,321
FOP	8	30	2005	2	268
PTO	240	5	2005	12	1,610
TOTALS	2,004			1,586	212,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,586	123.3078	147.97	234,680	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2006 Heated Area: 1346 HX Base Yr 2006



86804 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 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,784
TOTAL MARKET OB/XF VALUE		5,137
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		302,921
SOH/AGL Deduction		174,945
ASSESSED VALUE		127,976
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,254
TOTAL JUST VALUE		302,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412709	NEW CONSTR	126,000	04/01/2004
R046092	REPAIR/RRF	1,400	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/1161	5/19/2005	WD	Q	I		147,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GREENE MARK T						
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=2005] W19 PTO=[YR=2005] N15 W16 S15 E16$ W26 S32 E11 N5 FOP=[YR=2005] E4 N2 W4 S2$ N2 E4 S2 E11 S6 FGR=[YR=2005] S20 E19 N23 W10 S3 W9$ E9 N3 E10 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	0811	CONCRETE B	0	100	0	0	980.00	SF	6.24	6.24	100	2005	2005	3	84	5,137	

LAND DESCRIPTION

TOTAL OB/XF 5,137

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS