

AYARS BONNIE LEE L/E/
86905 WORTHINGTON DR
YULEE, FL 32097

38-2N-27-1270-0053-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 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		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units	0	0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC		4046.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	1994	1,364	139,325
FGR	420	55	1994	231	23,595
FOP	24	30	1994	7	715
USP	264	30	2026	79	8,069
TOTALS	2,072			1,681	171,705

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,681	114.4500	120.17	202,006	1994	1994	0	0	0	15.00	85.00		
1 SINGLE FAM 0% - 0 Heated Area: 1364 HX Base Yr														
USP 2026 BAS 1994 FGR 1994														

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					171,705				
TOTAL MARKET OB/XF VALUE					1,200				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					232,905				
SOH/AGL Deduction					0				
ASSESSED VALUE					232,905				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					232,905				
TOTAL JUST VALUE					232,905				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					227,510				

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD SALE PRICE
2644/1592	5/31/2023	LE U	I 11 100
GRANTOR: AYARS BONNIE LEE			
GRANTEE: WALRATH JASON			
1923/1864	5/15/2014	WD U	I 11 100
GRANTOR: MATTHEW 25 INVESTMENT			
GRANTEE: AYARS CARL & BONNIE			

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=1994;ORIG=0,0] W23 W22 S28 E6 N4 E10 S4 E7 S6 E10 S1 E12 N35 \$														
FGR=[YR=1994;ORIG=-45,28] S20 E19 N14 N6 W3 N4 W10 S4 W6 \$														
FOP=[YR=1994;ORIG=-26,34] E4 N6 W4 S6 \$														
USP=[YR=2026;ORIG=-45,0] E22 N12 W22 S12 \$														
.														

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

TOTAL OB/XF															1,200
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS															