LOT 5
PAGE HILL #1 PB 6/237

GEDDES MARY L/E/
86101 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1625-0005-0000

BUILDING CHARACTERISTICS

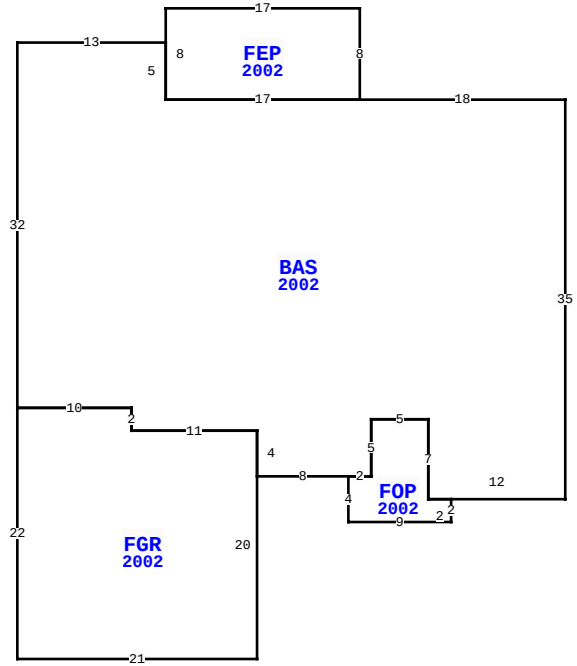
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,544	100	2002	1,544	177,587
FEP	136	80	2002	109	12,537
FGR	440	55	2002	242	27,834
FOP	57	30	2002	17	1,956
TOTALS	2,177			1,912	219,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,912	95.1678	132.28	252,919	2002	2002	0	0	0	13.05	86.95

1 SNGL FAM 100% - 2003 Heated Area: 1544 HX Base Yr 2003



86101 WORTHINGTON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/23/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,913
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		309,913
SOH/AGL Deduction		167,069
ASSESSED VALUE		142,844
TOTAL EXEMPTION VALUE	HX HB VX SX WX	111,411
BASE TAXABLE VALUE		31,433
TOTAL JUST VALUE		309,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003182	REPAIR/RRF	19,000	04/28/2020
B0108797	NEW CONSTR	0	01/01/2002
M025726	H/AC	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/1454	9/01/2022	QC	U	I	11	100
GRANTOR: GEDDES MARY						
GRANTEE: LOVELL MARIE M						
1063/0660	6/18/2002	WD	U	V	07	100
GRANTOR: KB HOME F/KA TRADEMAR						
GRANTEE: GEDDES JAMES & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 FEP=[YR=2002] N8 W17 S8 E17$ W17 N5 W13 S32
FGR=[YR=2002] S22 E21 N20W11 N2 W10$ E10 S2 E11 S4 E8
FOP=[YR=2002] S4 E9 N2 W2 N7 W5 S5 W2$ E2 N5 E5 S7 E12 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

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
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS