LOT 9
IN OR 1113/306
PAGE HILL #1 PB 6/237

HUFHAM GEORGE R & LESLEY P
86173 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1625-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

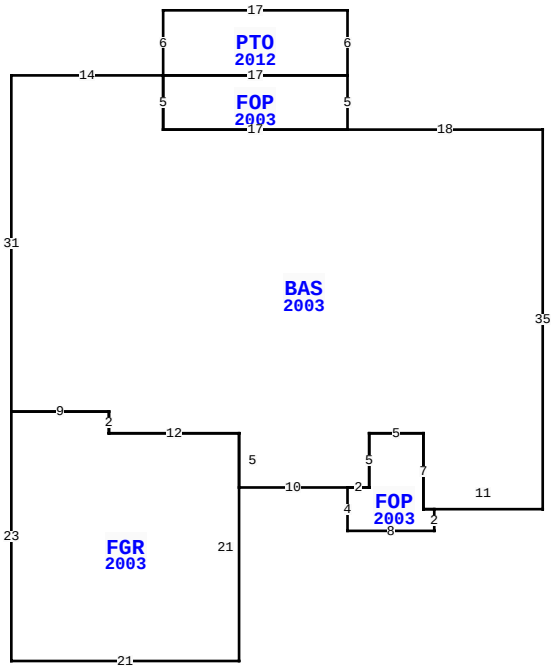
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,561	100	2003	1,561	183,687
FGR	459	55	2003	252	29,654
FOP	55	30	2003	16	1,883
FOP	85	30	2003	26	3,060
PTO	102	5	2012	5	589
TOTALS	2,262			1,860	218,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,860	94.9032	131.92	245,371	2003	2003	0	0	0	10.80	89.20

1 SNGL FAM 100% - 2004 Heated Area: 1561 HX Base Yr 2004



86173 WORTHINGTON DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,871
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		308,871
SOH/AGL Deduction		166,410
ASSESSED VALUE		142,461
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,050
TOTAL JUST VALUE		308,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R024391	REPAIR/RRF	2,000	08/01/2002
B0210168	NEW CONSTR	120,001	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1113/0306	2/10/2003	WD	Q	I		124,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HUFHAM GEORGE & LES						
1009/0497	9/25/2001	WD	U	V	19	43,000
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 FOP=[YR=2003] N5 PTO=[YR=2012] N6 W17 S6 E17$ W17 S5 E17 $ W17 N5 W14 S31 FGR=[YR=2003] S23 E21 N21 W12 N2 W9$ E9 S2 E12 S5 E10 FOP=[YR=2003] S4E8 N2 W1 N7 W5 S5 W2 $ E2 N5 E5 S7 E11 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