LOT 11
IN OR 1955/640
PAGE HILL #1 PB 6/237

SCHNEIDER MICHAEL SR & DIANE
86211 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1625-0011-0000

BUILDING CHARACTERISTICS

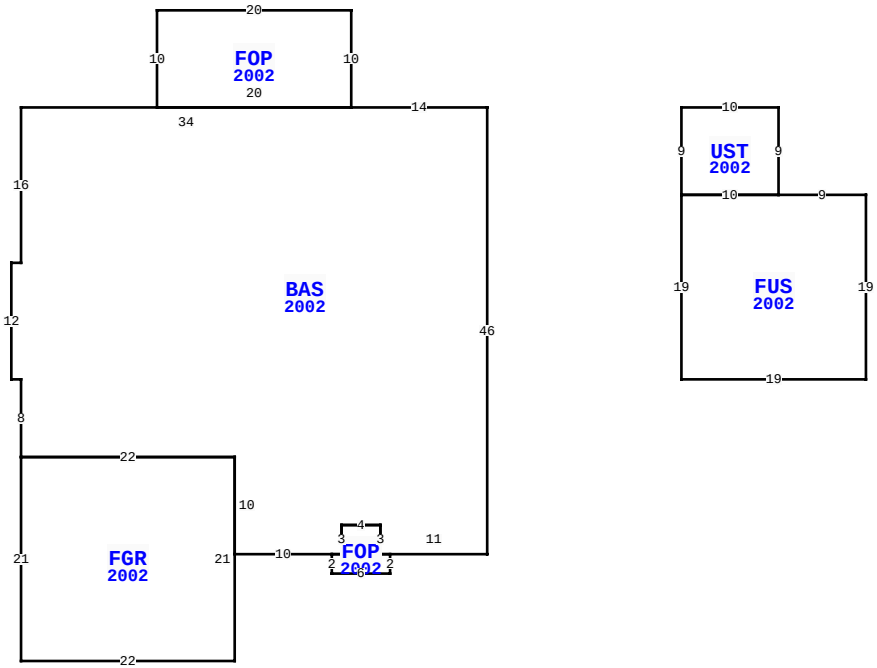
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,988	100	2002	1,988	223,988
FGR	462	55	2002	254	28,618
FOP	24	30	2002	7	789
FOP	200	30	2002	60	6,760
FUS	361	100	2002	361	40,673
UST	90	45	2002	40	4,507
TOTALS	3,125			2,710	305,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,710	93.2256	129.58	351,162	2002	2002	0	0	0	13.05	86.95

1 SNGL FAM 100% - 2016 Heated Area: 2349 HX Base Yr 2016



86211 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		341,655
TOTAL MARKET OB/XF VALUE		42,500
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		474,155
SOH/AGL Deduction		209,980
ASSESSED VALUE		264,175
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		207,764
TOTAL JUST VALUE		474,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B241452	REPLACE (14) WIND	21,386	02/06/2024
B1531010	1800SFSTG	77,994	08/01/2015
B0209346	NEW CONSTR	163,247	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1955/0640	12/31/2014	WD	Q	I	02	235,000
GRANTOR: COOPER LISA C						
GRANTEE: SCHNEIDER MICHAEL S						
1075/0397	8/15/2002	WD	Q	I		164,500
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: COOPER JULIS & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FOP=[YR=2002] N10 W20 S10 E20$ W34 S16 W1 S12 E1 S8 FGR=[YR=2002] S21 E22 N21 W22$ E22 S10 E10 FOP=[YR=2002] S2 E6 N2 W1 N3 W4 S3 W1$ E1 N3 E4 S3 E11 N46$ PTR=E20 UST=[YR=2002] E10 S9 FUS=[YR=2002] E9 S19 W19 N19 E10$ W10 N9$ W20$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2003	2003	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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 06/10/2024 BY KWX Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

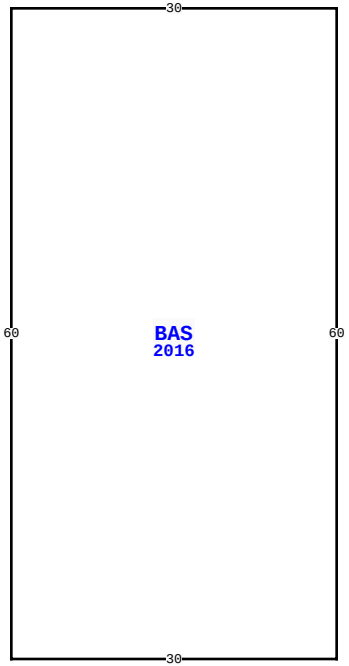
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2016	1,800	36,320
TOTALS	1,800			1,800	36,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	57.5000	22.42	40,356	2016	2016	0	0	0	10.00	90.00

2 GARAGE RES 100% - 2016 Heated Area: 1800 HX Base Yr 2016



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1075/0397	8/15/2002	WD	Q	I		164,500
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: COOPER JULIS & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=-30,-4] W30 S60 E30 N60 $
.

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

REVIEW DATE 06/10/2024 BY KWX Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS