LOT 36
PAGE HILL #1 PB 6/237

LAFERTE NICOLE S
86192 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1625-0036-0000

BUILDING CHARACTERISTICS

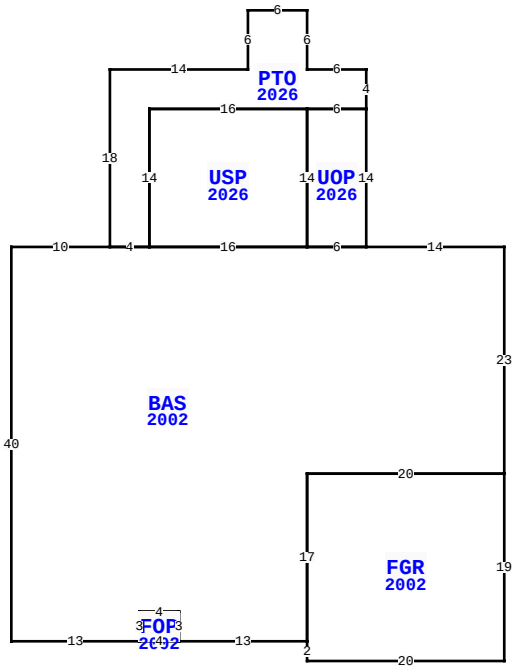
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,648	100	2002	1,648	191,311
FGR	380	55	2002	209	24,263
FOP	12	30	2002	4	464
PTO	196	5	2026	10	1,161
UOP	84	20	2026	17	1,974
USP	224	30	2026	67	7,778
TOTALS	2,544			1,955	226,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,955	96.0498	133.51	261,012	2002	2002	0	0	0	13.05	86.95

1 SNGL FAM 100% - 2025 Heated Area: 1648 HX Base Yr 2025



86192 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,950
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		316,950
SOH/AGL Deduction		0
ASSESSED VALUE		316,950
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		265,539
TOTAL JUST VALUE		316,950
NCON VALUE		10,912
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250000667	INSTALLING 24'X14	10,896	01/17/2025
B0209719	NEW CONSTR	120,316	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/338	6/04/2024	WD	Q	I	01	394,900
GRANTOR: BEST POINT EAST LLC						
GRANTEE: LAFERTE NICOLE S						
2662/1611	8/16/2023	WD	U	I	37	275,000
GRANTOR: BOKOWY CHRISTOPHER						
GRANTEE: BEST POINT EAST LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W14 W6 W16 W4 W10 S40 E13 N3 E4 S3 E13 N17 E20 N23 $
FGR=[YR=2002;ORIG=-20,40] S2 E20 N19 W20 S17 $
FOP=[YR=2002;ORIG=-37,40] E4 N3 W4 S3 $
USP=[YR=2026;ORIG=-36,0] E16 N14 W16 S14 $
UOP=[YR=2026;ORIG=-20,-14] E6 S14 W6 N14 $
PTO=[YR=2026;ORIG=-40,0] N18 E14 N6 E6 S6 E6 S4 W6 W16 S14 W4 $
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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 05/28/2025 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS