LOT 40
CASE #06-DR-10021
PAGE HILL #1 PB 6/237

CIFTCI ATAKAN & VICTORIA
86118 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1625-0040-0000

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

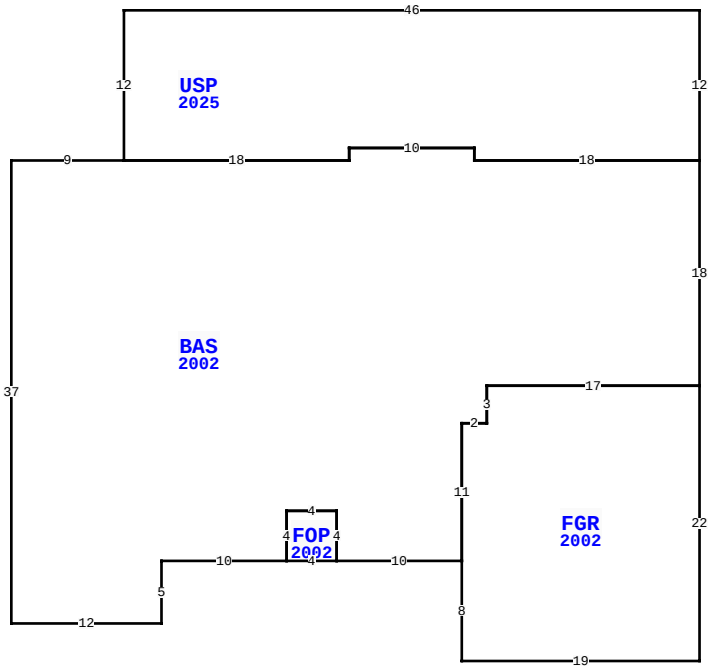
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100	2002	1,554	178,737
FGR	412	55	2002	227	26,109
FOP	16	30	2002	5	575
USP	542	30	2025	163	18,748
TOTALS	2,524			1,949	224,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,949	95.1678	132.28	257,814	2002	2002	0	0	0	13.05	86.95

1 SNGL FAM 100% - 2023 Heated Area: 1554 HX Base Yr 2023



86118 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		258,471
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		351,411
SOH/AGL Deduction		16,192
ASSESSED VALUE		335,219
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		283,808
TOTAL JUST VALUE		351,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007695	FGR (30X50=1500 S	96,285	06/28/2024
SP240006513	FIBERGLASS POOL	25,000	05/31/2024
M025587	NEW CONSTR	2,560	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1753	4/21/2022	WD	Q	I	01	340,000
GRANTOR: OPENDOOR PROPERTY C L						
GRANTEE: CIFTCI ATAKAN & VIC						
2530/0164	1/12/2022	WD	U	I	37	310,000
GRANTOR: LEBEL JERRY P & PATTI						
GRANTEE: OPENDOOR PROPERTY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W18 N1 W10 S1 W18 W9 S37 E12 N5 E10 N4 E4 S4 E10 N11 E2 N3 E17 N18 $
FGR=[YR=2002;ORIG=-19,32] S8 E19 N22 W17 S3 W2 S11 $
FOP=[YR=2002;ORIG=-33,32] E4 N4 W4 S4 $
USP=[YR=2025;ORIG=-46,-12] E46 S12 W18 N1 W10 S1 W18 N12 $
.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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 12/09/2025 BY KW 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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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
Quality	06	Quality Level 06

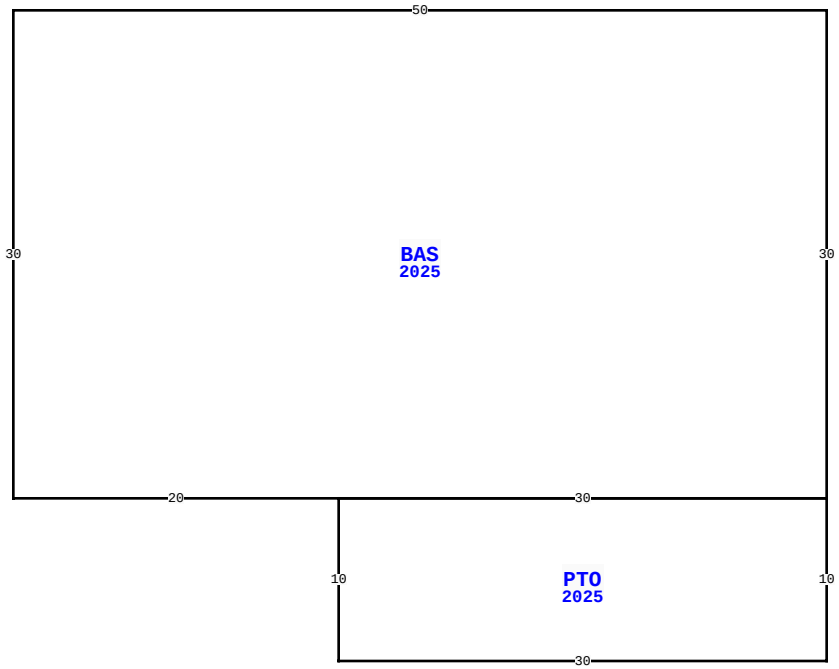
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2025	1,500	33,962
PTO	300	5	2025	15	340
TOTALS	1,800			1,515	34,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,515	58.6500	22.87	34,648	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2025 Heated Area: 1500 HX Base Yr 2023



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GRANTOR: LEBEL JERRY P & PATTI						
GRANTEE: OPENDOOR PROPERTY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E50 S30 W30 W20 N30 $
PTO=[YR=2025;ORIG=50,40] E30 S10 W30 N10 $
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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

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