LOT 43
IN OR 1360/905
PAGE HILL #1 PB 6/237

BROOKE PAUL J & PAULA L
86060 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1625-0043-0000

BUILDING CHARACTERISTICS

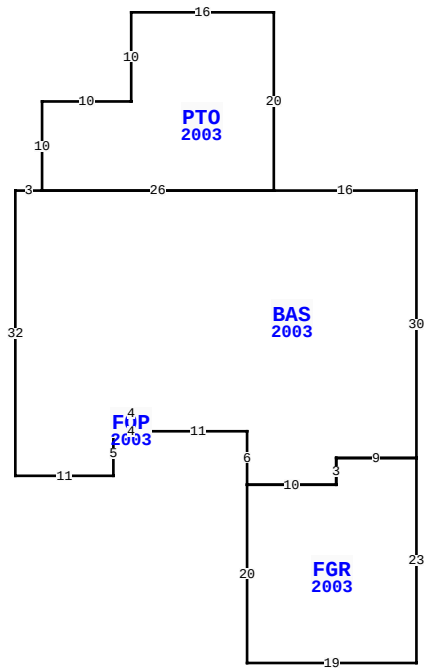
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,349	100	2003	1,349	171,351
FGR	407	55	2003	224	28,453
FOP	8	30	2003	2	254
PTO	420	5	2003	21	2,667
TOTALS	2,184			1,596	202,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,596	102.4488	142.40	227,270	2003	2003	0	0	0	10.80	89.20

1 SNGL FAM 100% - 2006 Heated Area: 1349 HX Base Yr 2006



86060 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		202,725
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		292,725
SOH/AGL Deduction		161,941
ASSESSED VALUE		130,784
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,373
TOTAL JUST VALUE		292,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250012405	NEW (10X16) PERGO	5,571	11/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1360/0905	10/20/2005	WD	Q	I		179,900
GRANTOR: QUICK LEONARD DAVID						
GRANTEE: BROOKE PAUL J & PAU						
1150/1401	7/03/2003	WD	Q	I		115,900
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: QUICK LEONARD DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W16 W26 W3 S32 E11 N5 N2 E4 S2 E11 S6 E10 N3 E9 N30 $
PTO=[YR=2003;ORIG=-16,0] N20 W16 S10 W10 S10 E26 $
FGR=[YR=2003;ORIG=-19,33] S20 E19 N23 W9 S3 W10 $
FOP=[YR=2003;ORIG=-34,27] E4 N2 W4 S2 $
.

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