LOT 3
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

MCCONNELL MARK/TULL DENISE
86377 WORTHINGTON DR
YULEE, FL 32097

2026

51-3N-27-1626-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

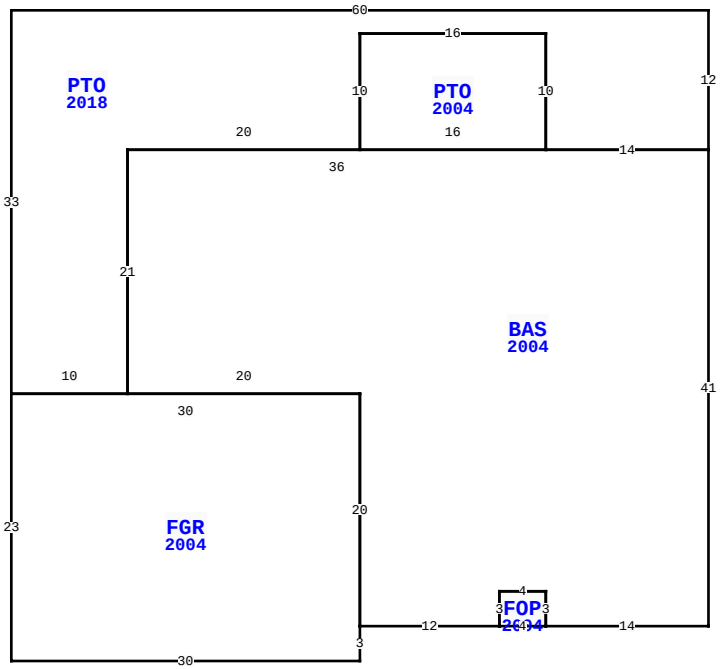
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,638	100	2004	1,638	197,252
FGR	690	55	2004	380	45,760
FOP	12	30	2004	4	481
PTO	160	5	2004	8	964
PTO	770	5	2018	38	4,576
TOTALS	3,270			2,068	249,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,068	97.7256	135.84	280,917	2004	2004	0	0	0	11.35	88.65

1 SNGL FAM 100% - 2025 Heated Area: 1638 HX Base Yr 2025



86377 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		249,033
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		386,533
SOH/AGL Deduction		0
ASSESSED VALUE		386,533
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		335,122
TOTAL JUST VALUE		386,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009170	SWIM POOL	32,725	09/10/2018
17007018	REPAIR/RRF	9,000	08/04/2017
AP036329	NEW CONSTR	128,335	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2710/1767	4/30/2024	WD	Q	I	01	490,000
GRANTOR: SAYAH DEBORAH L & SID						
GRANTEE: MCCONNELL MARK						
2178/0993	2/16/2018	WD	Q	I	01	200,000
GRANTOR: PATTON TIMOTHY E						
GRANTEE: SAYAH DEBORAH L & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=-30,53] E12 N3 E4 S3 E14 N41 W14 W36 S21 E20 S20 $
PTO=[YR=2018;ORIG=0,0] W60 S33 E10 N21 E20 N10 E16 S10 E14 N12 $
FGR=[YR=2004;ORIG=-60,33] S23 E30 N3 N20 W30 $
PTO=[YR=2004;ORIG=-14,12] N10 W16 S10 E16 $
FOP=[YR=2004;ORIG=-18,53] E4 N3 W4 S3 $
.

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	2018	2018	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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 03/11/2025 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS