LOT 7
IN OR 1193/1537
ESMT PT OR 1117/1699

MURPHY EVANGELINE S
86449 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1626-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

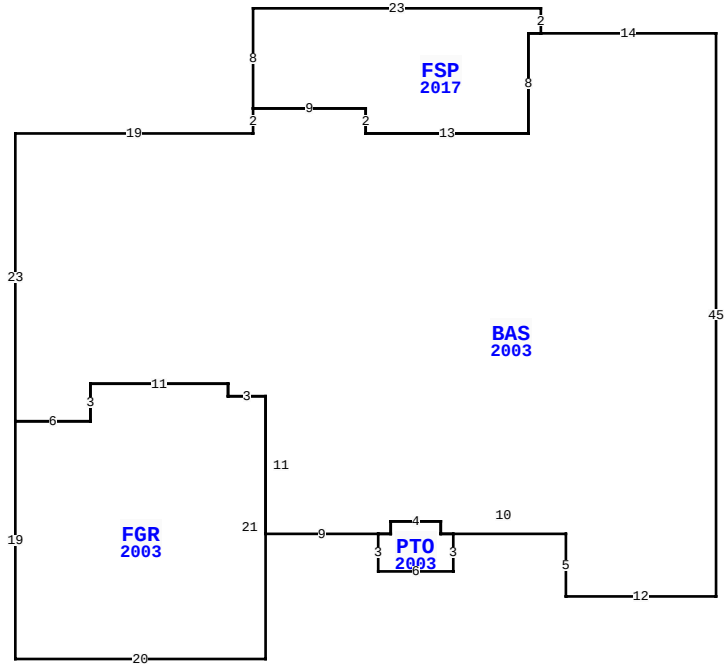
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,767	100	2003	1,767	211,017
FGR	419	55	2003	230	27,466
FSP	204	40	2017	82	9,792
PTO	22	5	2003	1	120
TOTALS	2,412			2,080	248,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,080	96.3144	133.88	278,470	2003	2003	0	0	0	10.80	89.20

1 SNGL FAM 100% - 2004 Heated Area: 1767 HX Base Yr 2004



86449 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		248,395
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		338,395
SOH/AGL Deduction		174,631
ASSESSED VALUE		163,764
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		107,353
TOTAL JUST VALUE		338,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012350	REMODEL	36,307	08/12/2022
R1615542	REPAIR/RRF	9,180	11/01/2016
B0311365	NEW CONSTR	125,803	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1193/1537	12/08/2003	WD	Q	I		143,300
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: MURPHY EVANGELINE S						
1118/0594	3/04/2003	WD	U	V	19	23,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: MEADOWFIELD OF JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2017] N2 W23 S8 E9 S2 E13 N8 E1 $ W1 S8 W13 N2 W9 S2 W19 S23 FGR=[YR=2003] S19 E20 N21 W3 N1 W11 S3 W6 $ E6 N3 E11 S1 E3 S11 E9 PTO=[YR=2003] S3 E6 N3 W1 N1 W4 S1 W1 $ E1 N1 E4 S1 E10 S5 E12 N45 $.

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