LOT 8
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

BUSKEY PAUL C & HEATHER M
86493 WORTHINGTON DR
YULEE, FL 32097

2026

51-3N-27-1626-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
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

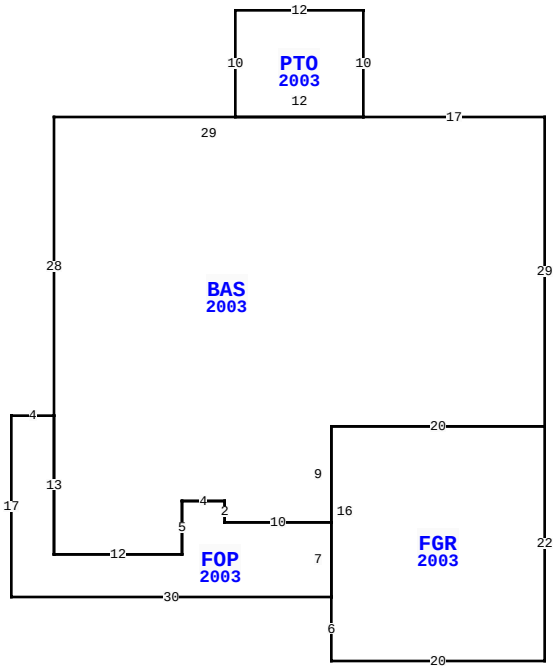
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	2003	1,596	198,039
FGR	440	55	2003	242	30,028
FOP	222	30	2003	67	8,314
PTO	120	5	2003	6	744
TOTALS	2,378			1,911	237,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,911	100.0188	139.03	265,686	2003	2003	0	0	0	10.75	89.25

1 SNGL FAM 0% - 0 Heated Area: 1596 HX Base Yr



86493 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	237,125
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	327,125
SOH/AGL Deduction	1,492
ASSESSED VALUE	325,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,633
TOTAL JUST VALUE	327,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001707	REPAIR/RRF	19,000	03/05/2020
B0311635	NEW CONSTR	121,156	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2420/0786	12/22/2020	WD	Q	I	01	265,000
GRANTOR: PLOEGERT GAGE H & MIC						
GRANTEE: BUSKEY PAUL C & HEA						
2099/0174	2/03/2017	WD	Q	I	01	175,000
GRANTOR: BRAND RICHARD J & DEB						
GRANTEE: PLOEGERT GAGE H & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 PTO=[YR=2003] N10 W12 S10 E12$ W29 S28
FOP=[YR=2003] W4 S17 E30 FGR=[YR=2003] S6 E20 N22 W20 S16$ N7
W10 N2 W4 S5 W12N13$ S13 E12 N5 E4 S2 E10 N9 E20 N29$.

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	0	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