LOT 9
IN OR 1216/374
ESMT PT OR 1117/1699

REUTER THOMAS JOSEPH &/DUKE-REUTER MICHELE M
26168 PIONEER TRL
HILLIARD, FL 32046

2026

51-3N-27-1626-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

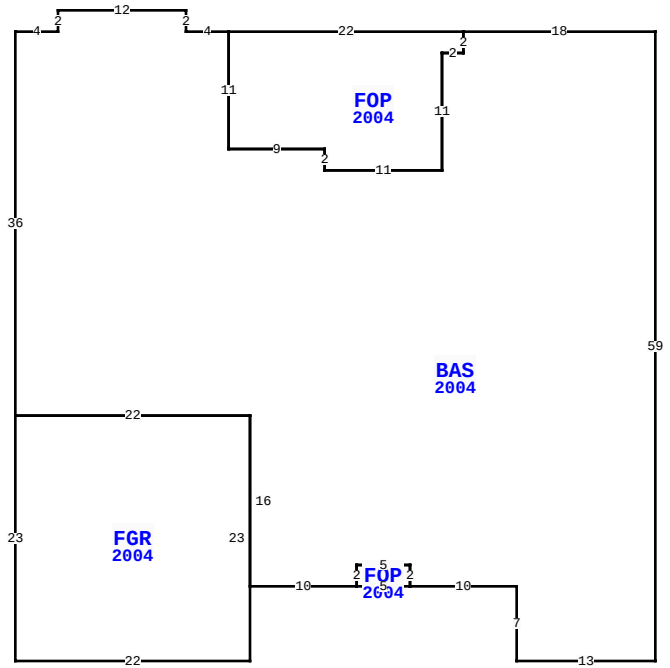
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,627	100	2004	2,627	300,081
FGR	506	55	2004	278	31,756
FOP	10	30	2004	3	343
FOP	246	30	2004	74	8,453
TOTALS	3,389			2,982	340,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,982	92.1294	128.06	381,875	2004	2004	0	0	0	10.80	89.20

1 SNGL FAM 0% - 2026 Heated Area: 2627 HX Base Yr



86515 WORTHINGTON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/23/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	340,632
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	430,632
SOH/AGL Deduction	0
ASSESSED VALUE	430,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	430,632
TOTAL JUST VALUE	430,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	452,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311946	NEW CONSTR	185,840	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1216/0374	3/18/2004	WD	Q	I		183,900
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: REUTER THOMAS & MIC						
1171/1763	9/16/2003	WD	U	V	19	23,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: MEADOWFIELD OF JAX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FOP=[YR=2004] W22 S11 E9 S2 E11 N11 E2 N2$ S2 W2 S11 W11 N2 W9 N11 W4 N2 W12 S2 W4 S36 FGR=[YR=2004] S23 E22 N23 W22$ E22 S16 E10 FOP=[YR=2004] E5 N2 W5 S2$ N2 E5 S2 E10 S7 E13 N59$.

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