LOT 12
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

ORTIZ MIGUEL & JASMIN
86565 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1626-0012-0000

BUILDING CHARACTERISTICS

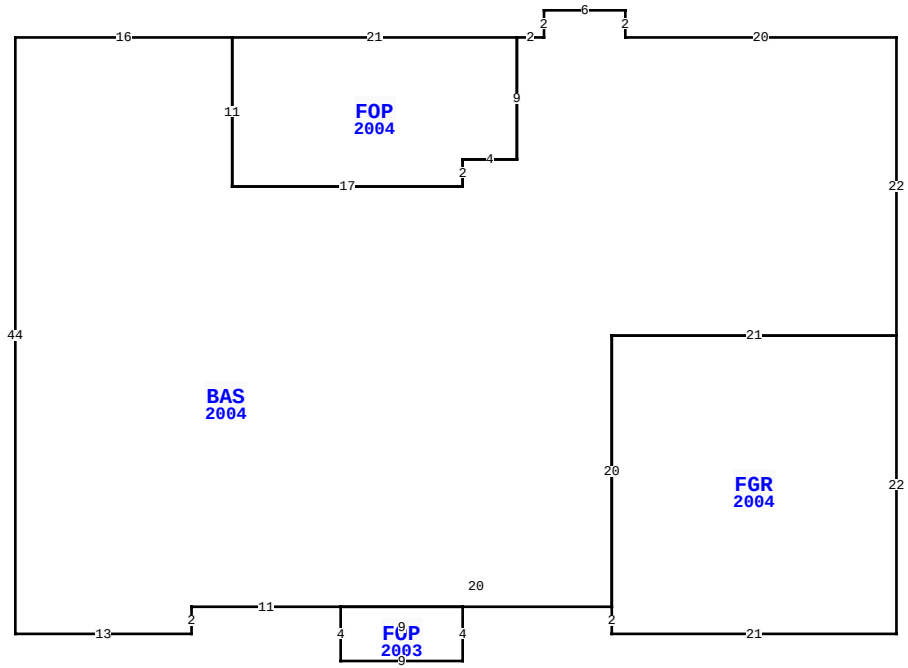
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,125	100	2004	2,125	241,735
FGR	462	55	2004	254	28,894
FOP	36	30	2003	11	1,251
FOP	223	30	2004	67	7,622
TOTALS	2,846			2,457	279,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,457	91.2384	126.82	311,597	2004	2004	0	0	0	10.30	89.70

1 SNGL FAM 100% - 2022 Heated Area: 2125 HX Base Yr



86565 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		279,503
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		369,503
SOH/AGL Deduction		5,098
ASSESSED VALUE		364,405
TOTAL EXEMPTION VALUE	13	364,405
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		369,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311914	NEW CONSTR	154,813	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2468/0865	5/28/2021	WD	Q	I	02	277,000
GRANTOR: FLORES MARCOS I & SAR						
GRANTEE: ORTIZ MIGUEL & JASM						
1887/0174	10/28/2013	WD	Q	I	02	175,000
GRANTOR: KLING MICHAEL E & MIC						
GRANTEE: FLORES MARCOS I & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 N2 W6 S2 W2 FOP=[YR=2004] W21 S11 E17 N2 E4 N9$ S9 W4 S2 W17 N11 W16 S44 E13 N2 E11 FOP=[YR=2003] S4 E9 N4 W9$ E20 FGR=[YR=2004] S2 E21 N22 W21 S20 $ N20 E21 N22$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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