LOT 13
IN OR 2021/1042
ESMT PT OR 1117/1699

JAMES MARILYNN L/E/
86583 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1626-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

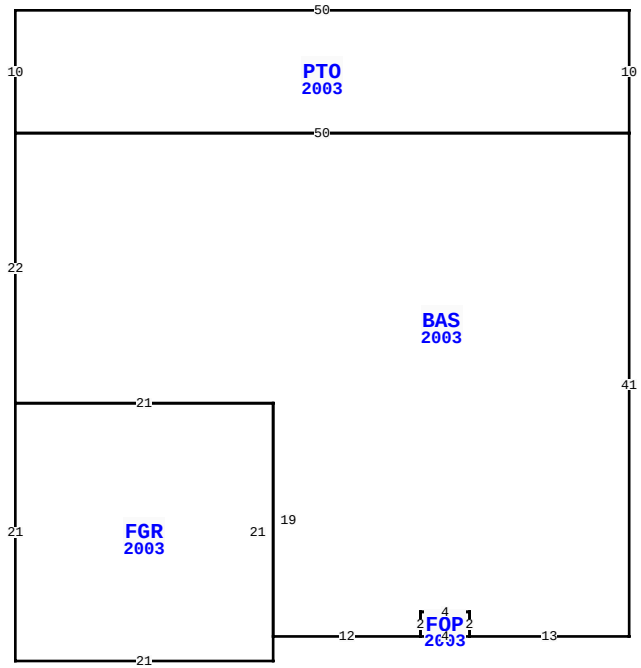
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,643	100	2003	1,643	193,866
FGR	441	55	2003	243	28,673
FOP	8	30	2003	2	236
PTO	500	5	2003	25	2,950
TOTALS	2,592			1,913	225,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,913	96.1380	133.63	255,634	2003	2003	0	0	0	11.70	88.30

1 SNGL FAM 100% - 2016 Heated Area: 1643 HX Base Yr 2016



86583 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		225,725
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		318,700
SOH/AGL Deduction		147,877
ASSESSED VALUE		170,823
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,412
TOTAL JUST VALUE		318,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001223	REPAIR/RRF	8,500	02/16/2017
P036365	NEW CONSTR	0	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2021/1042	9/18/2015	WD	U	I	11	100
GRANTOR: JAMES MARILYNN						
GRANTEE: JAMES KAIDEN & KAYL						
2003/1985	9/18/2015	WD	U	I	37	94,400
GRANTOR: GRIFFIS HILDA						
GRANTEE: JAMES MARILYNN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2003] W50 S10 BAS=[YR=2003] S22 FGR=[YR=2003] S21 E21 N21 W21 $ E21 S19 E12 FOP=[YR=2003] E4 N2 W4 S2 $ N2 E4 S2 E13 N41 W50 $ E50 N10 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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