LOT 19
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

GRIEB FRANCES ANN
86697 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1626-0019-0000

BUILDING CHARACTERISTICS

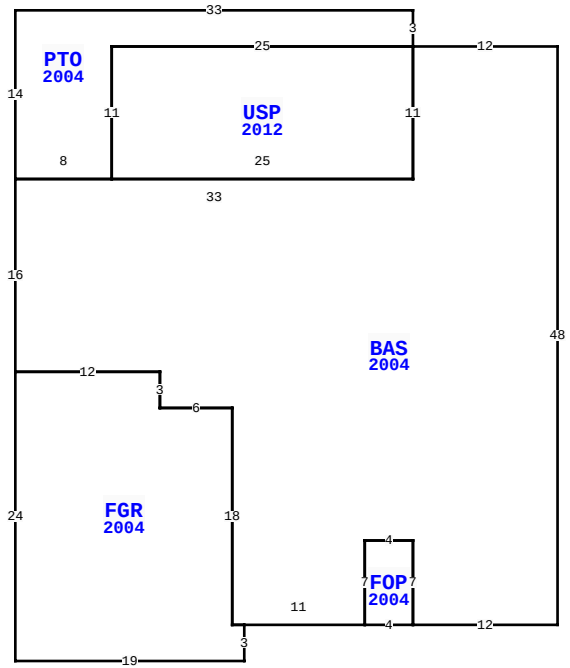
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,409	100	2004	1,409	171,846
FGR	417	55	2004	229	27,929
FOP	28	30	2004	8	976
PTO	187	5	2004	9	1,098
USP	275	30	2012	82	10,001
TOTALS	2,316			1,737	211,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,737	98.3700	136.73	237,500	2004	2004	0	0	0	10.80	89.20

1 SNGL FAM 100% - 2020 Heated Area: 1409 HX Base Yr 2020



86697 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		211,850
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		304,860
SOH/AGL Deduction		110,144
ASSESSED VALUE		194,716
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,305
TOTAL JUST VALUE		304,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014155		12,838	11/02/2023
B17920	SCRN RM	6,000	10/31/2006
B0311773	NEW CONSTR	106,629	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/1972	3/29/2019	WD	U	I	37	157,500
GRANTOR: BRIDGES BARBARA A						
GRANTEE: GRIEB FRANCES ANN						
2023/0305	1/11/2016	SW	U	I	18	140,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BRIDGES BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 PTO=[YR=2004] N3 W33 S14 E8 USP=[YR=2012] E25 N11 W25 S11$ N11 E25 $ S11 W33 S16 FGR=[YR=2004] S24 E19 N3 W1 N18 W6 N3 W12$ E12 S3 E6 S18 E11 FOP=[YR=2004] E4 N7 W4 S7$ N7 E4 S7 E12 N48$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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 06/10/2024 BY KWX Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS