LOT 30
IN OR 1529/1818
ESMT PT OR 1117/1699

HALL LEAH R & MICHAEL J
86766 WORTHINGTON DR
YULEE, FL 32097

2026

51-3N-27-1626-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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

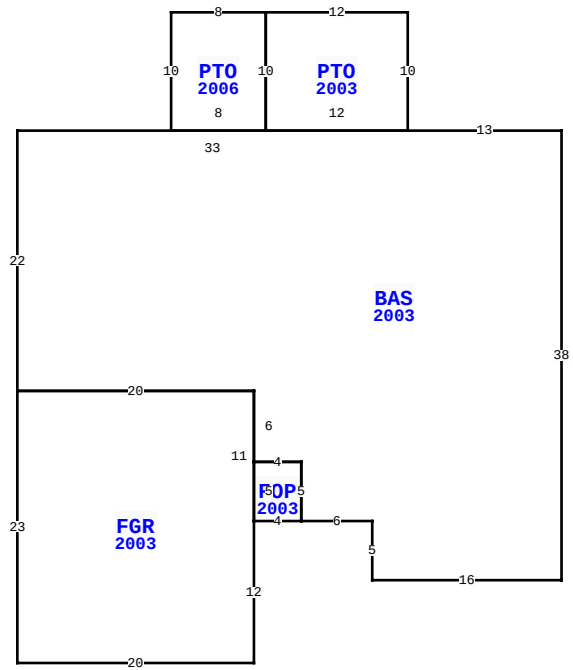
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,358	100	2003	1,358	173,694
FGR	460	55	2003	253	32,360
FOP	20	30	2003	6	767
PTO	120	5	2003	6	767
PTO	80	5	2006	4	512
TOTALS	2,038			1,627	208,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,627	102.8160	142.91	232,515	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2007 Heated Area: 1358 HX Base Yr 2007



86766 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		230,777
TOTAL MARKET OB/XF VALUE		45,475
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		366,252
SOH/AGL Deduction		173,407
ASSESSED VALUE		192,845
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,434
TOTAL JUST VALUE		366,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530791	ADDITION	51,565	07/01/2015
B19238	SWIM POOL	18,500	12/01/2006
B0310828	NEW CONSTR	109,166	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/1818	10/11/2007	QC	Q	I	01	100
GRANTOR: HALL LEAH R DOUGLASS						
GRANTEE: HALL LEAH R & MICHA						
1154/1722	7/18/2003	WD	Q	I		119,900
GRANTOR: HALLMARK HOMES INC						
GRANTEE: DOUGLASS LEAH R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W13 PTO=[YR=2003] N10 W12 PTO=[YR=2006] W8 S10 E8 N10$ S10 E12 $ W33 S22 FGR=[YR=2003] S23 E20 N12 FOP=[YR=2003] E4 N5 W4 S5$ N11 W20$ E20 S6 E4 S5 E6 S5 E16 N38$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 45,475

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

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

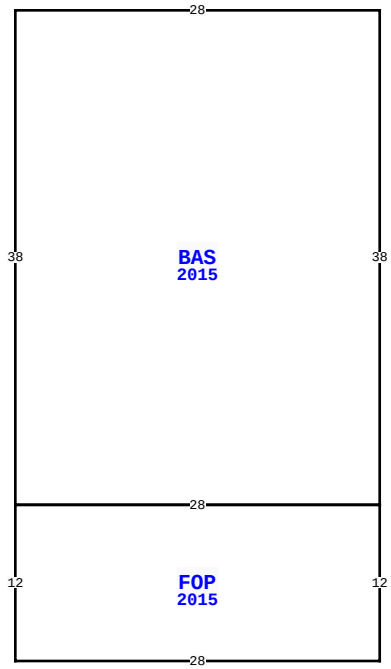
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2015	1,064	20,710
FOP	336	30	2015	101	1,966
TOTALS	1,400			1,165	22,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,165	56.0740	21.87	25,479	2015	2015	0	0	0	11.00	89.00

2 GARAGE RES 100% - 2007 Heated Area: 1064 HX Base Yr 2007



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GRANTOR: HALLMARK HOMES INC						
GRANTEE: DOUGLASS LEAH R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W28 S38 FOP=[YR=2015] S12 E28 N12 W28$ E28 N38$.

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

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