LOT 32
IN OR 1245/1841
ESMT PT OR 1117/1699

OSWALD HENRY/
86730 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1626-0032-0000

BUILDING CHARACTERISTICS

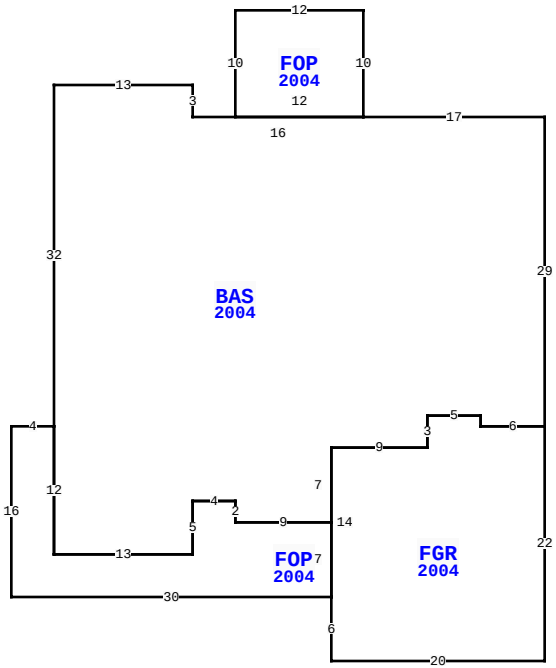
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,651	100	2004	1,651	192,556
FGR	427	55	2004	235	27,408
FOP	120	30	2004	36	4,199
FOP	215	30	2004	64	7,465
TOTALS	2,413			1,986	231,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,986	93.4920	129.95	258,081	2004	2004	0	0	0	10.25	89.75

1 SNGL FAM 100% - 2006 Heated Area: 1651 HX Base Yr 2006



86730 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		231,628
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		321,628
SOH/AGL Deduction		166,321
ASSESSED VALUE		155,307
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		103,896
TOTAL JUST VALUE		321,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250013754	NEW FIBERGLASS IN	80,000	12/17/2025
M048074	H/AC	0	04/01/2004
B0412359	NEW CONSTR	122,356	02/01/2004
R045872	REPAIR/RRF	3,800	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	7/15/2004	CN	Q	I		146,400
GRANTOR: HALLMARK HOMES INC						
GRANTEE: OSWALD HENRY						
1202/0828	1/20/2004	WD	U	V	19	23,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 FOP=[YR=2004] N10 W12 S10 E12$ W16 N3 W13 S32 FOP=[YR=2004] W4 S16 E30 FGR=[YR=2004] S6 E20 N22 W6 N1 W5 S3 W9 S14$ N7 W9 N2 W4 S5 W13 N12$ S12 E13 N5 E4 S2 E9 N7 E9 N3 E5 S1 E6 N29$.

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	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 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS