LOT 35
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

BELSKY GEORGE P JR & KIM L
86672 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1626-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

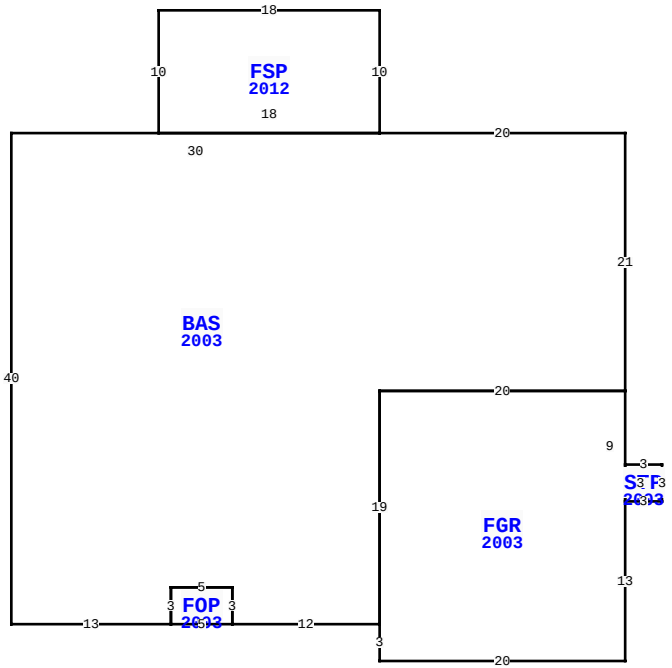
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,605	100	2003	1,605	188,865
FGR	440	55	2003	242	28,477
FOP	15	30	2003	4	471
FSP	180	40	2012	72	8,472
STP	9	10	2003	1	118
TOTALS	2,249			1,924	226,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,924	94.9032	131.92	253,814	2003	2003	0	0	0	10.80	89.20

1 SNGL FAM 100% - 2022 Heated Area: 1605 HX Base Yr 2022



86672 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		226,402
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		316,402
SOH/AGL Deduction		80,883
ASSESSED VALUE		235,519
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		184,108
TOTAL JUST VALUE		316,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0364048	NEW CONSTR	120,976	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2464/1157	4/15/2021	WD	Q	I	01	265,000
GRANTOR: DAVIDSON NATHAN P & L						
GRANTEE: BELSKY GEORGE P JR						
1872/0549	8/09/2013	WD	Q	I	02	148,000
GRANTOR: LOMBARDI ANTHONY C &						
GRANTEE: DAVIDSON NATHAN P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W20 FSP=[YR=2012] N10 W18 S10 E18$ W30 S40 E13 FOP=[YR=2003] E5 N3 W5 S3$ N3 E5 S3 E12 FGR=[YR=2003] S3 E20 N13 STP=[YR=2003] E3 N3 W3 S3$ N9 W20 S19$ N19 E20 N21$.

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