

LOT 39
IN OR 1198/775
ESMT PT OR 1117/1699

KOSTELNY ANDREW D
86588 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1626-0039-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																																																																																																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																																																																																																																										
Exterior Wall	05	AVERAGE 80	0900	01	1,964	97.0200	134.86	264,865	2003	2003	0	0	0	11.90	88.10	VALUATION SUMMARY																																																																																																																									
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM 100% - 2004													Heated Area: 1373													HX Base Yr 2004																																																																																																												
Roof Structur	03	GABLE/HIP 100																VALUATION BY												STANDARD																																																																																																											
Roof Cover	03	COMP SHNGL 100																Tax Group: 4												Tax Dist:																																																																																																											
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE												233,346																																																																																																											
Interior Floo	14	CARPET 80																TOTAL MARKET OB/XF VALUE												3,785																																																																																																											
Interior Floo	13	LVT/LAMNT 20																TOTAL LAND VALUE - MARKET												90,000																																																																																																											
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE												327,131																																																																																																											
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction												157,530																																																																																																											
Bedrooms	02	WOOD FRAME 100																ASSESSED VALUE												169,601																																																																																																											
Bathrooms	1.	1. 100																TOTAL EXEMPTION VALUE												51,411																																																																																																											
Units	00	NONE 100																BASE TAXABLE VALUE												118,190																																																																																																											
Occupancy	00	NONE 100	TOTAL JUST VALUE												327,131																																																																																																																										
Quality	01	Quality Level 01	NCON VALUE												0																																																																																																																										
DOR CODE	0100	SINGLE FAMILY	INCOME VALUE																																																																																																																																						
MAP NUM		MKT AREA	PREVIOUS YEAR MKT VALUE												342,411																																																																																																																										
NEIGHBORHOOD/LOC	4039.00																	PERMIT NUM												DESCRIPTION												AMT												ISSUED																																																																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE																YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	B250013272												ADDITION TO HOME												54,656												12/04/2025																																																																																
BAS	1,373	100																2003	1,373	163,129	22001587												ADDITION												26,416												01/27/2022																																																																																
FEP	160	80																2004	128	15,208	B0412570												ADDITION												17,000												04/01/2004																																																																																
FEP	104	80																2022	83	9,861	B0363593												NEW CONSTR												101,839												05/01/2003																																																																																
FGR	442	55																2003	243	28,871																																																																																																																					
FOP	9	30																2003	3	357																																																																																																																					
UOP	110	20																2022	22	2,614																																																																																																																					
UOP	560	20																2022	112	13,307																																																																																																																					
TOTALS	2,758																		1,964	233,346	BLD DATE												LGL DATE												03/23/2026												MLU																																																																																
EXTRA FEATURES						86588 WORTHINGTON DR, YULEE												XF DATE												LAND DATE												AG DATE																																																																																															
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	2003	2003	3	85	2,975																																																																																																																									
3	1242	WD DECK A	0	100	27	15	405.00	SF	10.00	10.00	100	2004	2004	3	20	810																																																																																																																									
																		BUILDING DIMENSIONS																																																																																																																							
																		BAS=[YR=2003] W5 FEP=[YR=2022] N8 W13 FEP=[YR=2004] N2 W16																																																																																																																							
																		UOP=[YR=2022] W11 UOP=[YR=2022] N26 E8 S4 E16 S22 W24\$ S10E11																																																																																																																							
																		N10\$ S10 E16 N8\$ S8 E13 \$ W40 S32 E11 N4 FOP=[YR=2003] E3 N3																																																																																																																							
																		W3 S3\$ N3 E3 S3 E11 S5 FGR=[YR=2003] S21 E20 N23 W11 S2 W9\$																																																																																																																							
																		E9 N2 E11 N31\$.																																																																																																																							
																		LAND DESCRIPTION																																																																																																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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											