



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
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	2,065	100	2004	2,065	247,515
FOP	8	30	2004	2	239
FOP	172	30	2008	52	6,233
SFB	437	80	2021	350	41,952
TOTALS	2,682			2,469	295,939

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
5	0860	POOL/SPA	0	100	0	1.00	UT	60,000.00	60,000.00
8	0911	SCRN RM A	0	100	26	39	SF	18.00	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,469	96.1632	133.67	330,031	2004	2004	0	0	0	10.33	89.67
1 SNGL FAM			100% - 2023		Heated Area: 2415			HX Base Yr 2023				

FOP 2008

BAS 2004

SFB 2021

86827 WORTHINGTON DR, YULEE				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	
							03/23/2026
							MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		295,939	
TOTAL MARKET OB/XF VALUE		54,833	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		440,772	
SOH/AGL Deduction		32,523	
ASSESSED VALUE		408,249	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		356,838	
TOTAL JUST VALUE		440,772	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		463,238	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22022	REMODEL	883	10/01/2008
B0413896	SWIM POOL	26,000	10/22/2004
B0412275	NEW CONSTR	157,000	02/01/2004
E0412428	NEW CONSTR	2,000	02/01/2004
R045822	REPAIR/RRF	1,500	02/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2482/1772	7/22/2021	WD	Q	I	01	425,000
GRANTOR: OGDEN CATHERINE G						
GRANTEE: REGAN RYAN S & MELI						
1262/1792	9/30/2004	WD	Q	I		167,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: OGDEN CATHERINE G &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W15 FOP=[YR=2008] W23 S6 E6 S2 E17 N8\$ S8 W17 N2 W6 S2 W20 S18 SFB=[YR=2021] S23 E19 N23 W19\$ E19 S23 E11 FOP=[YR=2004] E4 N2 W4 S2\$ N2 E4 S2 E24 N49\$.									