

AYARS BONNIE L L/E/
86905 WORTHINGTON DRIVE
YULEE, FL 32097

51-3N-27-1627-0006-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD	20		FACE BRICK 100		0900		01	2,990		99.9126		138.88		REPL. COST NEW		415,251		2004		2004		0		0		15.75		84.25	
Exterior Wall		03	GABLE/HIP 100		1 SNGL FAM		100%		- 2014		Heated Area: 2640		HX Base Yr 2014		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		BUILDING MARKET VALUE		349,849		TOTAL MARKET OB/XF VALUE		54,000		
Roof Cover		03	COMP SHNGL 100		TOTAL MARKET VALUE		493,849		SOH/AGL Deduction		226,442		ASSESSED VALUE		267,407		TOTAL EXEMPTION VALUE		WX HX HB		56,411		BASE TAXABLE VALUE		210,996		TOTAL JUST VALUE		493,849		
Interior Wall		05	DRYWALL 100		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		539,327																		
Interior Floor		11	CLAY TILE 70																												
Interior Floor		14	CARPET 30																												
Air Condition		03	CENTRAL 100																												
Heating Type		04	AIR DUCTED 100																												
Bedrooms			4 100																												
Bathrooms			3 100																												
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		2,640	100	2004	2,640	308,897																									
FGR		462	55	2004	254	29,720																									
FOP		12	30	2004	4	468																									
FOP		245	30	2004	74	8,658																									
PTO		368	5	2004	18	2,106																									
TOTALS		3,727			2,990	349,849																									
EXTRA FEATURES		86905 WORTHINGTON DR, YULEE																													
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														
5		0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2013	2013	04	90	45,000														
6		0911	SCRN RM A	0	100	50	20	1,000.00	SF	18.00	18.00	100	2013	2013	3	50	9,000														