LOT 7
IN OR 1293/1016
PAGE HILL #3 PB 6/341

KOVALICK PETER V & CASSANDRA A
86923 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1627-0007-0000

BUILDING CHARACTERISTICS

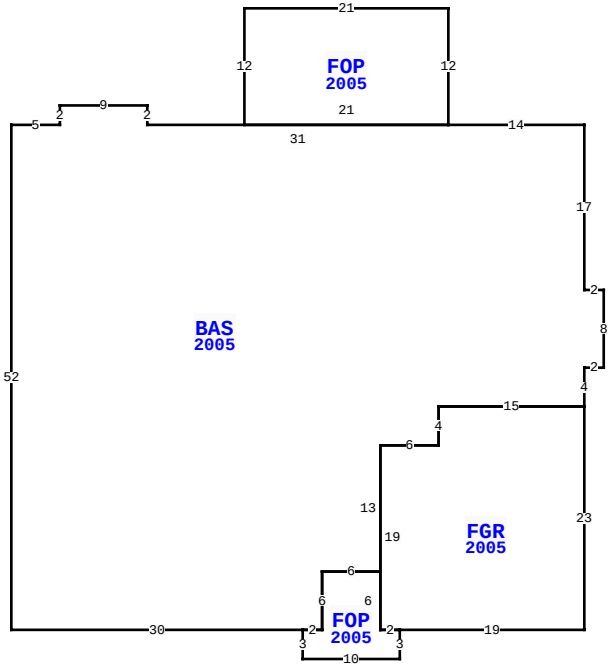
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,607	100	2005	2,607	289,987
FGR	459	55	2005	252	28,031
FOP	66	30	2005	20	2,224
FOP	252	30	2005	76	8,453
TOTALS	3,384			2,955	328,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,955	88.7454	123.36	364,529	2005	2005	0	0	0	9.83	90.17

1 SNGL FAM 100% - 2007 Heated Area: 2607 HX Base Yr 2007



86923 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		328,696
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		418,696
SOH/AGL Deduction		211,969
ASSESSED VALUE		206,727
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,316
TOTAL JUST VALUE		418,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413296	NEW CONSTR	183,247	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/1016	2/07/2005	WD	Q	I		200,600
GRANTOR: HALLMARK HOMES INC						
GRANTEE: KOVALICK PETER V &						
1246/1448	7/20/2004	WD	U	V	19	29,000
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FOP=[YR=2005] N12 W21 S12 E21$ W31 N2 W9 S2 W5 S52 E30 FOP=[YR=2005] S3 E10 N3 FGR=[YR=2005] E19 N23 W15 S4 W6 S19 E2$ W2 N6 W6 S6 W2$ E2 N6 E6 N13 E6 N4 E15 N4 E2 N8 W2 N17$.

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 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