LOT 9
PAGE HILL #3 PB 6/341

**HARMON JANISA S & JOSHUA N**
86961 WORTHINGTON DR
YULEE, FL 32097

**2026**

**51-3N-27-1627-0009-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 |

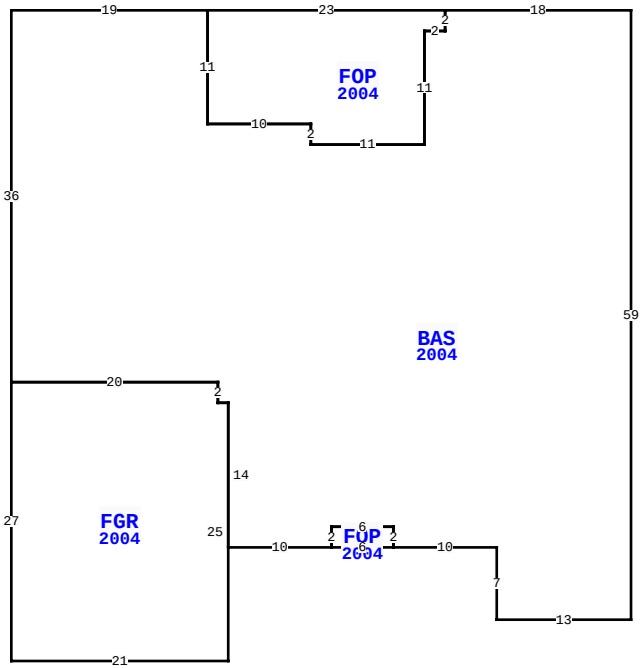
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4039.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,608 | 100 | 2004 | 2,608 | 301,470 |
| FGR | 565 | 55 | 2004 | 311 | 35,949 |
| FOP | 12 | 30 | 2004 | 4 | 462 |
| FOP | 257 | 30 | 2004 | 77 | 8,900 |
| TOTALS | 3,442 | | | 3,000 | 346,783 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,000 | 93.2292 | 129.59 | 388,770 | 2004 | 2004 | 0 | 0 | 0 | 10.80 | 89.20 |

1 SNGL FAM 100% - 2022 Heated Area: 2608 HX Base Yr 2022




86961 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 | | 346,783 |
| TOTAL MARKET OB/XF VALUE | | 56,020 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 492,803 |
| SOH/AGL Deduction | | 123,793 |
| ASSESSED VALUE | | 369,010 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 317,599 |
| TOTAL JUST VALUE | | 492,803 |
| NCON VALUE | | 50,000 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 476,778 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| SP250009289 | INGROUND POOL | 101,300 | 08/19/2025 |
| B0412291 | NEW CONSTR | 184,256 | 02/01/2004 |
| E0412427 | NEW CONSTR | 2,000 | 02/01/2004 |
| R045835 | REPAIR/RRF | 1,500 | 02/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2444/1285 | 3/18/2021 | WD | Q | I | 01 | 332,000 |
| GRANTOR: HARDWICK GLORIA Y | | | | | | |
| GRANTEE: HARMON JANISA S & J | | | | | | |
| 2430/1308 | 2/02/2021 | WD | Q | I | 01 | 332,000 |
| GRANTOR: STEPHENSON DANIEL M & | | | | | | |
| GRANTEE: HARDWICK GLORIA Y | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W18 FOP=[YR=2004] W23 S11 E10 S2 E11 N11 E2 N2$ S2 W2 S11 W11 N2 W10 N11 W19 S36 FGR=[YR=2004] S27 E21 N25 W1 N2 W20$ E20 S2 E1 S14 E10 FOP=[YR=2004] E6 N2 W6 S2$ N2 E6 S2 E10 S7 E13 N59$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 2.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 86 | 6,020 | |
| 3 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2026 | 2025 | 04 | 100 | 50,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 56,020

| 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 02/09/2026 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS