



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	VALUATION SUMMARY																							
Exterior Wall	16	WD FR STUC 100	0900	01	2,535	104.5440	145.32	368,386	2005	2005	0	0	0	10.00	90.00	STANDARD																						
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM 100% - 2021												Heated Area: 1940												HX Base Yr 2021											
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floor	11	CLAY TILE 100																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms		3 100																																				
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	1,940	100	2005	1,940	253,729																																	
FEP	336	80	2010	269	35,182																																	
FGR	460	55	2005	253	33,089																																	
FOP	140	30	2005	42	5,493																																	
PTO	616	5	2022	31	4,055																																	
TOTALS			3,492			2,535	331,547	86985 WORTHINGTON DR, YULEE																		BLD DATE		LGL DATE		03/23/2026				MLU				
EXTRA FEATURES																																						
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																						
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045																						