LOT 51
PAGE HILL #3 PB 6/341

BIENER PAULA CLARK & MARK TYLER
28132 GRANDVIEW MNR
YULEE, FL 32097

2026

51-3N-27-1627-0051-0000

BUILDING CHARACTERISTICS

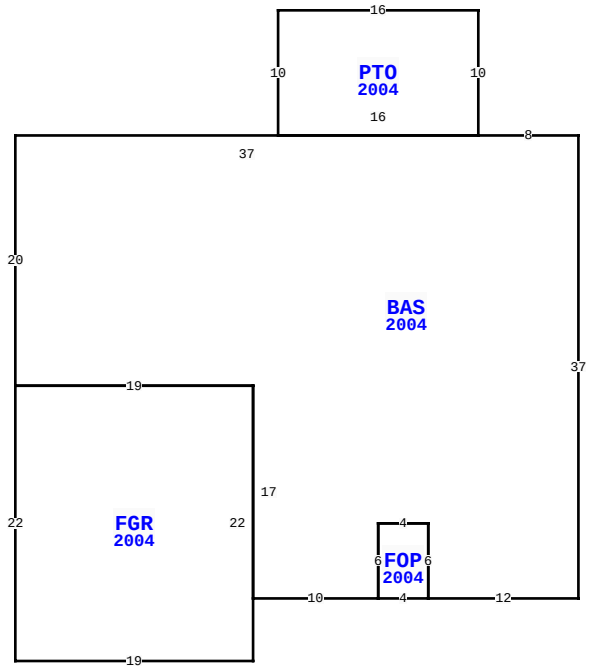
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,318	100	2004	1,318	155,036
FGR	418	55	2004	230	27,055
FOP	24	30	2004	7	823
PTO	160	5	2004	8	941
TOTALS	1,920			1,563	183,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,563	94.5540	131.43	205,425	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 0% - 2024 Heated Area: 1318 HX Base Yr



861592 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	183,855
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	273,855
SOH/AGL Deduction	0
ASSESSED VALUE	273,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,855
TOTAL JUST VALUE	273,855
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412314	NEW CONSTR	102,000	02/01/2004
P047634	NEW CONSTR	0	02/01/2004
R045849	REPAIR/RRF	1,300	02/01/2004
E0412622	NEW CONSTR	2,000	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2523/0959	12/16/2021	WD	U	I	30	270,000
GRANTOR: CLARK PAULA K						
GRANTEE: BIENER PAULA CLARK						
2082/1635	11/04/2016	WD	Q	I	01	154,900
GRANTOR: NORDSTROM WAYNE J						
GRANTEE: CLARK PAULA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W8 PTO=[YR=2004] N10 W16 S10 E16 $ W37 S20
FGR=[YR=2004] S22 E19 N22 W19 $ E19 S17 E10 FOP=[YR=2004]
E4 N6 W4 S6 $ N6 E4 S6 E12 N37 $.

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	0	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