LOT 79
IN OR 2090/1796
PAGE HILL #3 PB 6/341

WEAVER DARRELL G
86938 WORTHINGTON DRIVE
YULEE, FL 32097

**2026**

**51-3N-27-1627-0079-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

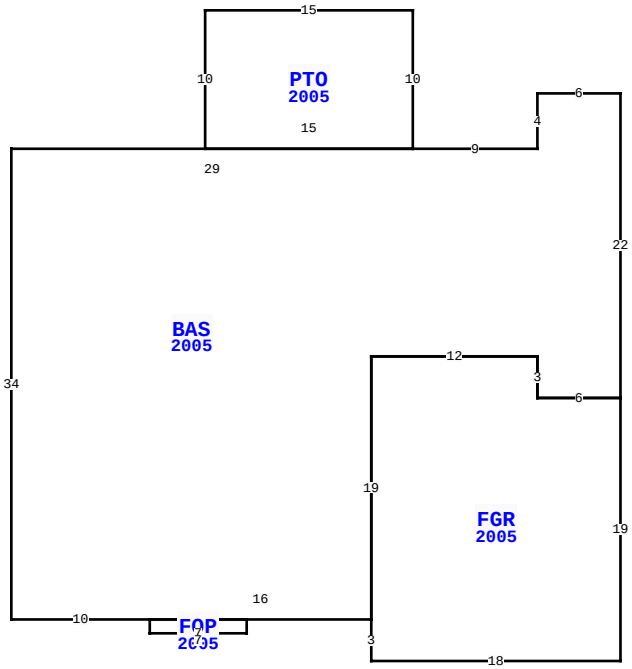
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,196 | 100 | 2005 | 1,196 | 155,885 |
| FGR | 378 | 55 | 2005 | 208 | 27,110 |
| FOP | 7 | 30 | 2005 | 2 | 261 |
| PTO | 150 | 5 | 2005 | 8 | 1,042 |
| TOTALS | 1,731 | | | 1,414 | 184,300 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,414 | 103.8960 | 144.42 | 204,210 | 2005 | 2005 | 0 | 0 | 0 | 9.75 | 90.25 |

1 SNGL FAM 100% - 2019 Heated Area: 1196 HX Base Yr 2019




86938 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 | | 184,300 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 274,300 |
| SOH/AGL Deduction | | 107,552 |
| ASSESSED VALUE | | 166,748 |
| TOTAL EXEMPTION VALUE | HX HB SX WR | 106,411 |
| BASE TAXABLE VALUE | | 60,337 |
| TOTAL JUST VALUE | | 274,300 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 284,911 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0413498 | NEW CONSTR | 92,226 | 08/01/2004 |
| R046578 | REPAIR/RRF | 4,000 | 08/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2090/1796 | 12/20/2016 | WD | Q | I | 01 | 145,000 |
| GRANTOR: DACOSTA LUCIA & | | | | | | |
| GRANTEE: WEAVER DARRELL G & | | | | | | |
| 1987/1616 | 4/24/2015 | QC | U | I | 11 | 100 |
| GRANTOR: DEVIVEIROS JOSE | | | | | | |
| GRANTEE: DACOSTA LUCIA & MAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W6 S4 W9 PTO=[YR=2005] N10 W15 S10 E15$ W29 S34 E10 FOP=[YR=2005] S1 E7 N1 W7$ E16 FGR=[YR=2005] S3 E18 N19 W6 N3 W12 S19$ N19 E12 S3 E6 N22$ .

## 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