LOT 80
IN OR 1461/1508
PAGE HILL #3 PB 6/341

GORDON CURVIN L & CHANNIE M
86918 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1627-0080-0000

BUILDING CHARACTERISTICS

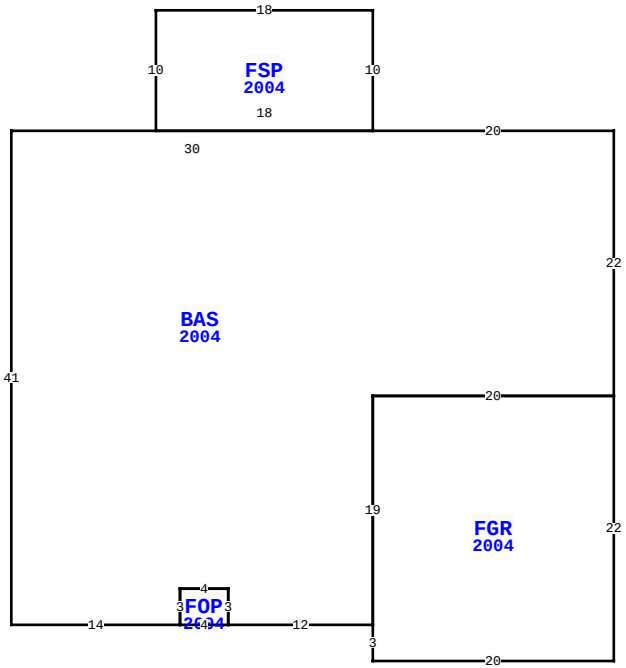
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,658	100	2004	1,658	192,735
FGR	440	55	2004	242	28,131
FOP	12	30	2004	4	465
FSP	180	40	2004	72	8,370
TOTALS	2,290			1,976	229,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,976	93.7566	130.32	257,512	2004	2004	0	0	0	10.80	89.20

1 SNGL FAM 100% - 2007 Heated Area: 1658 HX Base Yr 2007



86918 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		229,701
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		319,701
SOH/AGL Deduction		171,750
ASSESSED VALUE		147,951
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		91,540
TOTAL JUST VALUE		319,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412289	NEW CONSTR	120,976	02/01/2004
P047609	NEW CONSTR	0	02/01/2004
E0412430	NEW CONSTR	2,000	02/01/2004
R045833	CHNGE SRVC	1,500	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/1508	11/28/2006	WD	Q	I	05	203,900
GRANTOR: LANDAMERICA ONESTOP I						
GRANTEE: GORDON CURVIN L & C						
1461/1505	11/28/2006	WD	Q	I	05	216,500
GRANTOR: PATTERSON BRYAN H & L						
GRANTEE: LANDAMERICA ONE STO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W20 W30 S41 E14 N3 E4 S3 E12 N19 E20 N22 $
FGR=[YR=2004;ORIG=-20,41] S3 E20 N22 W20 S19 $
FSP=[YR=2004;ORIG=-20,0] N10 W18 S10 E18 $
FOP=[YR=2004;ORIG=-36,41] E4 N3 W4 S3 $
.

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 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS