LOT 81
IN OR 1982/687
PAGE HILL #3 PB 6/341

GUERRERO LUIS RODRIGUEZ/RODRIGUEZ JOSEFA
86898 WORTHINGTON DR
YULEE, FL 32097

2026

51-3N-27-1627-0081-0000

BUILDING CHARACTERISTICS

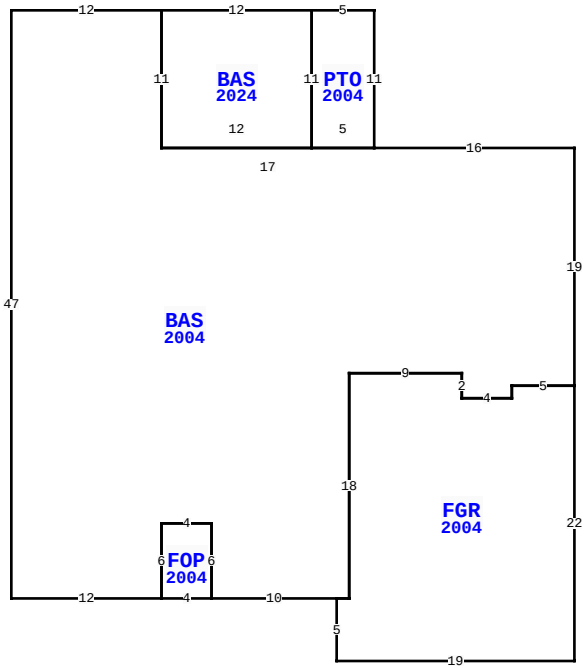
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 75
Exterior Wall	16	WD FR STUC 25
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,417	100	2004	1,417	191,983
BAS	132	100	2024	132	17,884
FGR	406	55	2004	223	30,213
FOP	24	30	2004	7	948
PTO	55	5	2004	3	406
TOTALS	2,034			1,782	241,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,782	108.6750	151.06	269,189	2004	2004	0	0	0	10.31	89.69

1 SNGL FAM 100% - 2016 Heated Area: 1549 HX Base Yr 2016



86898 WORTHINGTON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/23/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,436
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		331,436
SOH/AGL Deduction		144,970
ASSESSED VALUE		186,466
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,055
TOTAL JUST VALUE		331,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017167	REMODEL	13,000	11/18/2022
B0412602	NEW CONSTR	129,831	04/01/2004
R046008	REPAIR/RRF	1,500	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1982/0687	5/26/2015	WD	Q	I	01	160,500
GRANTOR: JENKINS ANTHONY V & M						
GRANTEE: GUERRERO LUIS RODRI						
1645/1121	10/14/2009	WD	Q	I	01	160,000
GRANTOR: LUNDY KEVIN & WINDY L						
GRANTEE: JENKINS ANTHONY V &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W16 W17 N11 W12 S47 E12 N6 E4 S6 E10 E1 N18 E9 S2 E4 N1 E5 N19 $
FGR=[YR=2004;ORIG=-19,36] S5 E19 N22 W5 S1 W4 N2 W9 S18 W1 $
BAS=[YR=2024;ORIG=-21,-11] W12 S11 E12 N11 $
PTO=[YR=2004;ORIG=-16,0] N11 W5 S11 E5 $
FOP=[YR=2004;ORIG=-33,36] E4 N6 W4 S6 $
.

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 08/09/2023 BY NW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS