LOT 82
IN OR 1354/453
PAGE HILL #3 PB 6/341

THOMPSON GEORGE A & SHERRY E
86880 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1627-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

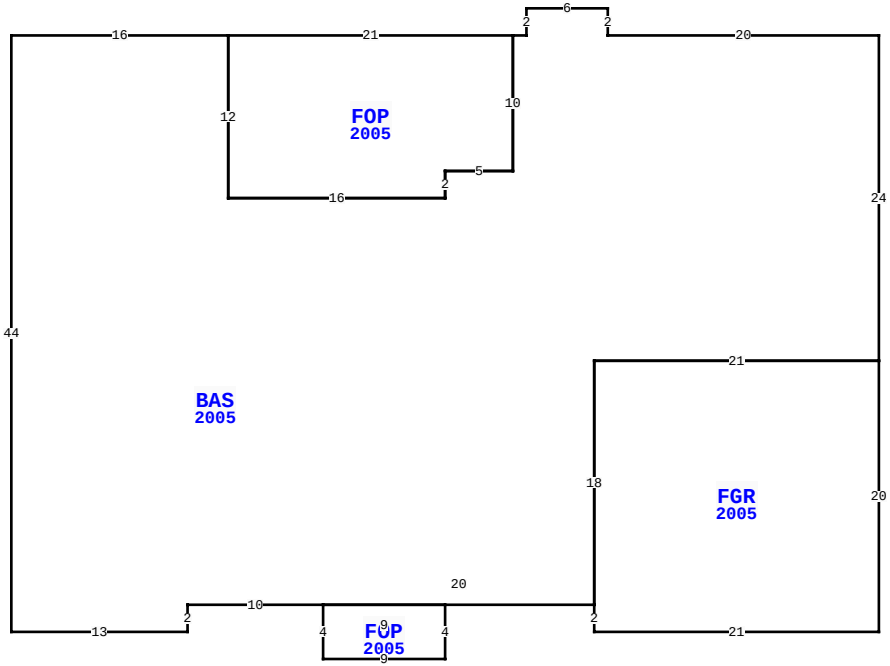
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,106	100	2005	2,106	244,228
FGR	420	55	2005	231	26,789
FOP	36	30	2005	11	1,276
FOP	242	30	2005	73	8,466
TOTALS	2,804			2,421	280,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,421	92.5218	128.61	311,365	2005	2005	0	0	0	9.83	90.17

1 SNGL FAM 100% - 2026 Heated Area: 2106 HX Base Yr



86880 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		280,758
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		370,758
SOH/AGL Deduction		0
ASSESSED VALUE		370,758
TOTAL EXEMPTION VALUE	13	370,758
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		370,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509862	H/AC	0	06/01/2005
E0515211	ELEC OTHER	2,116	06/01/2005
R0507622	REPAIR/RRF	4,300	05/01/2005
B0515219	NEW CONSTR	154,813	05/01/2005
P0509451	OTHER	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1354/0453	9/30/2005	WD	Q	I		183,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: THOMPSON GEORGE A &						
1301/0984	3/14/2005	WD	U	V	19	28,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 N2 W6 S2 W1 FOP=[YR=2005] W21 S12 E16 N2 E5 N10$ S10 W5 S2 W16 N12 W16 S44 E13 N2 E10 FOP=[YR=2005] S4 E9 N4 W9$ E20 FGR=[YR=2005] S2 E21 N20 W21 S18 $ N18 E21 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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