LOT 83
IN OR 2136/598
PAGE HILL #3 PB 6/341

VAN PELT JEFFREY B
86862 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1627-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	20	FACE BRICK 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		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

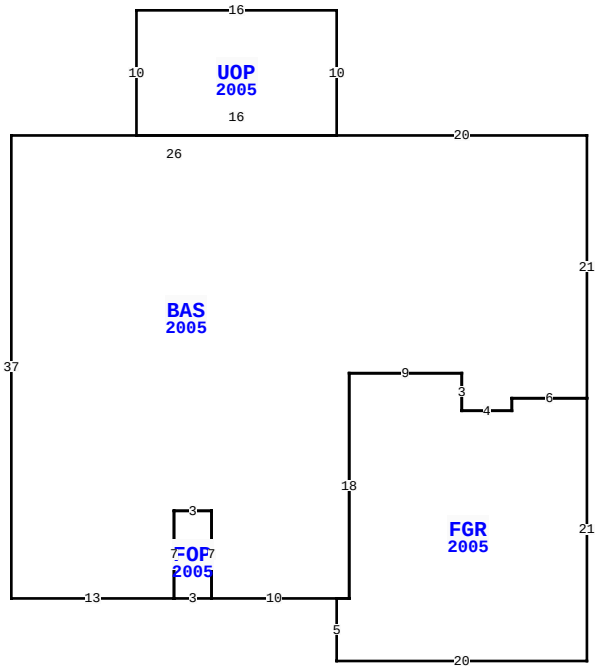
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,363	100	2005	1,363	172,386
FGR	418	55	2005	230	29,089
FOP	21	30	2005	6	758
UOP	160	20	2005	32	4,047
TOTALS	1,962			1,631	206,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,631	102.8160	142.91	233,086	2005	2005	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2018 Heated Area: 1363 HX Base Yr 2018



86862 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		206,281
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		296,281
SOH/AGL Deduction		124,643
ASSESSED VALUE		171,638
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,227
TOTAL JUST VALUE		296,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514893	ELEC OTHER	0	05/01/2005
E14625	ELEC OTHER	0	03/01/2005
E14636	ELEC OTHER	2,000	03/01/2005
M09414	MECH OTHER	0	03/01/2005
B0413194	NEW CONSTR	126,000	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2136/0598	7/27/2017	WD	Q	I	01	168,000
GRANTOR: DOYLE KENNETH A						
GRANTEE: VAN PELT JEFFREY B						
1332/1168	7/12/2005	WD	Q	I		144,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DOYLE KENNETH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W20 W26 S37 E13 N7 E3 S7 E10 E1 N18 E9 S3 E4 N1 E6 N21 $
FGR=[YR=2005;ORIG=-20,37] S5 E20 N21 W6 S1 W4 N3 W9 S18 W1 $
UOP=[YR=2005;ORIG=-20,0] N10 W16 S10 E16 $
FOP=[YR=2005;ORIG=-33,37] E3 N7 W3 S7 $
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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 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