LOT 46
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

DARLAND JAMES A
861708 WORTHINGTON DR
YULEE, FL 32097

2023

51-3N-27-1626-0046-0000

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	05	Quality Level 05

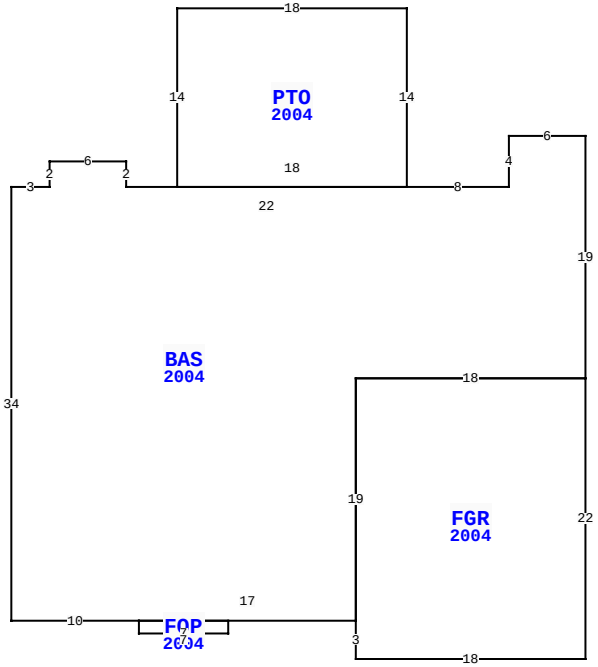
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1,224	123,610
FGR	396	55	218	22,016
FOP	7	30	2	202
PTO	252	5	13	1,313
TOTALS	1,879		1,457	147,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,457	122.2980	110.37	160,809	2004	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1224 HX Base Yr 2018



861708 WORTHINGTON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		157,847
TOTAL MARKET OB/XF VALUE		6,228
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		244,075
SOH/AGL Deduction		56,118
ASSESSED VALUE		187,957
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,957
TOTAL JUST VALUE		244,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006154	SUN ROOM	32,329	06/11/2019
E0412290	NEW CONSTR	3,000	01/01/2004
B0312126	NEW CONSTR	94,668	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2522/1518	12/17/2021	WD	U	I	30	166,000
GRANTOR: LAUZIERE SHANNON M						
GRANTEE: DARLAND JAMES A						
2075/1147	10/03/2016	WD	Q	I	01	157,000
GRANTOR: ROBERTSON SEAN C & ME						
GRANTEE: DARLAND JAMES A & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W6 S4 W8 PTO=[YR=2004] N14 W18 S14 E18$ W22 N2 W6 S2 W3 S34 E10 FOP=[YR=2004] S1 E7 N1 W7$ E17 FGR=[YR=2004] S3 E18 N22 W18 S19 $ N19 E18 N19$.

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
1	0811	CONCRETE B	0	100	0	0	871.00	SF	5.20	5.20	100	2004	2004	3	86	3,895	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2005	2005	3	27	2,333	

LAND DESCRIPTION

TOTAL OB/XF 6,228

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	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/15/2020 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	29	NONE 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

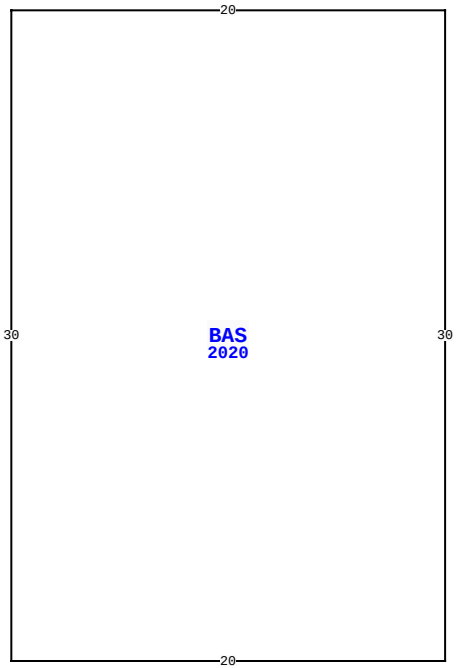
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	10,707
TOTALS	600		600	10,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	52.0300	18.21	10,926	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2018 Heated Area: 600 HX Base Yr 2018



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GRANTOR: ROBERTSON SEAN C & ME						
GRANTEE: DARLAND JAMES A & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 S30 E20 N30$.

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

REVIEW DATE 12/15/2020 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS