

LOT 47
IN OR 1147/58
ESMT PT OR 1117/1699

MCCLELLAN MICHAEL K & ANGELA M
861688 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1626-0047-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 90	0100	01	1,703	119.1300	107.51	183,090	2003	2003	0	0	9.75	90.25	STANDARD														
Exterior Wall	20	FACE BRICK 10	1 SINGLE FAM - 100% - 2004													Heated Area: 1466													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2004													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 80																											
Interior Floor	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	1,466	100	1,466	142,243																									
FGR	400	55	220	21,346																									
FOP	28	30	8	776																									
PTO	176	5	9	874																									
TOTALS		2,070	1,703	165,239																									
EXTRA FEATURES										861688 WORTHINGTON DR, YULEE																			
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													
1	0811	CONCRETE B	0 100	0	0	894.00	SF	5.20	5.20	100	2003	2003	3	84	3,905														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 03/14/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																													