

LOT 49
IN OR 1358/682
ESMT PT OR 1117/1699

SHERAZEE LAURIE/POACH JAMES D
861671 WORTHINGTON DR
YULEE, FL 32097

2023

51-3N-27-1626-0049-0000



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	PAGE 1 of 1 4																																					
Exterior Wall	05	AVERAGE 70	0100	01	1,529	123.3078	111.29	170,162	2003	2003	0	0	10.75	89.25	VALUATION BY STANDARD																																					
Exterior Wall	20	FACE BRICK 30	1 SINGLE FAM - 100% - 2006										Heated Area: 1284										HX Base Yr 2006																													
Roof Structur	03	GABLE/HIP 100											VALUATION SUMMARY																																							
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										151,870																													
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										21,573																													
Interior Floo	14	CARPET 80											TOTAL LAND VALUE - MARKET										80,000																													
Interior Floo	08	SHT VINYL 20											TOTAL MARKET VALUE										253,443																													
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										121,047																													
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										132,396																													
Bedrooms	02	WOOD FRAME 100											TOTAL EXEMPTION VALUE										50,000																													
Bathrooms	1.	1. 100											BASE TAXABLE VALUE										82,396																													
Units	00	NONE 100											TOTAL JUST VALUE										253,443																													
Occupancy	00	NONE 100	NCON VALUE										6,468																																							
Quality	05	Quality Level 05	INCOME VALUE										PREVIOUS YEAR MKT VALUE										191,464																													
DOR CODE	0100	SINGLE FAMILY	PERMIT NUM										DESCRIPTION										AMT										ISSUED																			
MAP NUM		MKT AREA	4039.00										17009151										REPAIR/RRF										10,000										10/17/2017									
NEIGHBORHOOD/LOC	4039.00										B21884										XF0B										9,504										09/01/2008											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	P036318										NEW CONSTR										0										01/01/2003																	
BAS	1,284	100	1,284	127,535																																																
FGR	420	55	231	22,944																																																
FOP	21	30	6	596																																																
PTO	160	5	8	794																																																
TOTALS	1,885		1,529	151,870																																																
EXTRA FEATURES										861671 WORTHINGTON DR, YULEE										BLD DATE										LGL DATE																						
																				XF DATE										LAND DATE																						
																				INC DATE										AG DATE																						
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	906.00	SF	5.20	5.20	100	2003	2003	3	84	3,957																																				
2	0940	SHEDS/PORT	0	100	12	17	204.00	SF	30.00	30.00	100	2004	2004	3	24	1,469																																				
3	0510	GARAGE WD-	0	100	12	24	288.00	SF	35.00	35.00	100	2008	2008	3	56	5,645																																				
4	0812	CONCRETE C	0	100	0	0	1,050.00	SF	4.00	4.00	100	2005	2005	3	87	3,654																																				
5	0810	CONCRETE A	0	100	0	0	68.00	SF	6.50	6.50	100	2004	2004	3	86	380																																				
6	0754	FOP	0	100	14	44	616.00	SF	15.00	15.00	100	2014	2014	3	70	6,468																																				
LAND DESCRIPTION										TOTAL OB/XF										21,573																																
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																																																				