

LOT 50
IN OR 1131/1229
ESMT PT OR 1117/1699

BEREI EDWARD M & SANDRA L
861689 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1626-0050-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 90
Exterior Wall	10 ABOVE AVG 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
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	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4039.00	

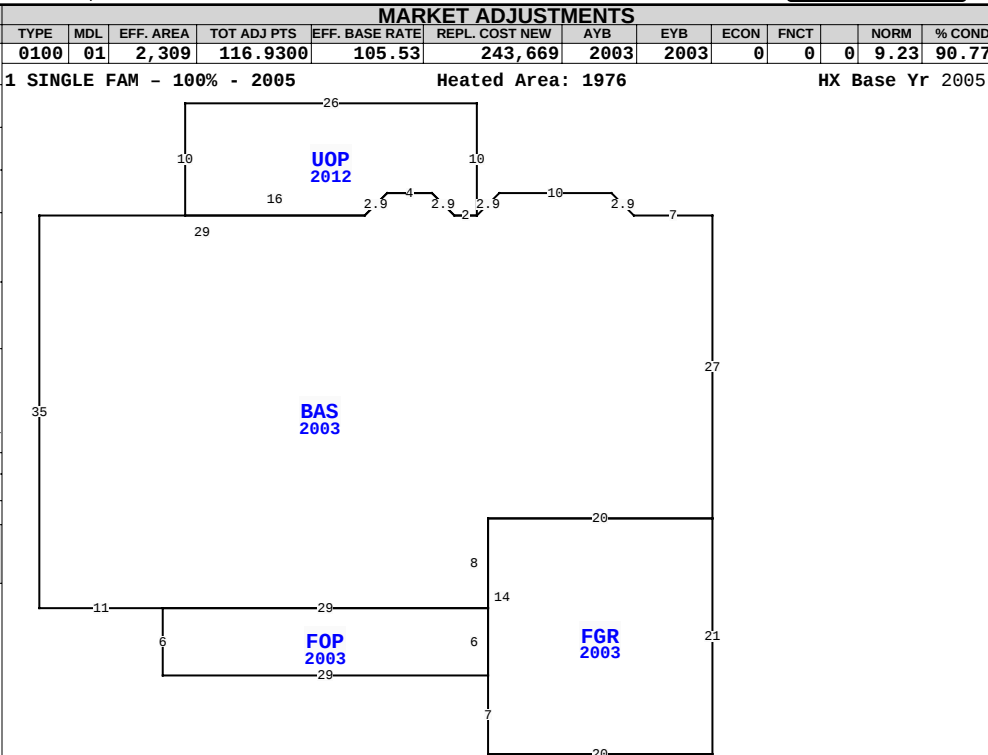
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	189,280
FGR	420	55	231	22,127
FOP	174	30	52	4,981
UOP	248	20	50	4,790

TOTALS	2,818	2,309	221,178
--------	-------	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,833.00	SF	4.00	4.00	
3	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	474.00	SF	7.25	7.25	
5	1242	WD DECK A	0	100	0	0	220.00	SF	10.00	10.00	
6	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	
7	1242	WD DECK A	0	100	0	0	384.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	

REVIEW DATE 03/14/2018 BY SBX



861689 WORTHINGTON DR, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			221,178
TOTAL MARKET OB/XF VALUE			32,891
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			334,069
SOH/AGL Deduction			154,479
ASSESSED VALUE			179,590
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			124,590
TOTAL JUST VALUE			334,069
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17475	SWIM POOL	30,000	03/01/2006
P036363	NEW CONSTR	0	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1131/1229	4/23/2003	WD	Q	I	
GRANTOR: HALLMARK HOMES INC					SALE PRICE
GRANTEE: BEREI EDWARD & SAND					150,700
1089/0498					23,500
10/22/2002					
GRANTOR: PAGE HILL ASSOCIATES					
GRANTEE: HALLMARK HOMES INC					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2003] W7 U2 L2 W10 D2 L2 UOP=[YR=2012] N10 W26 S10 E16 U2 R2 E4 D2 R2 E2\$ W2 U2 L2 W4 D2 L2 W29 S35 E11 FOP=[YR=2003] S6 E29 FGR=[YR=2003] S7 E20 N21 W20 S14\$ N6 W29\$ E29 N8 E20 N27\$.											

TOTAL OB/XF											
32,891											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	

Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS