LOT 52
IN OR 1216/989
ESMT PT OR 1117/1699

ADAMS SEAN & JULIE/
861729 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1626-0052-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
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

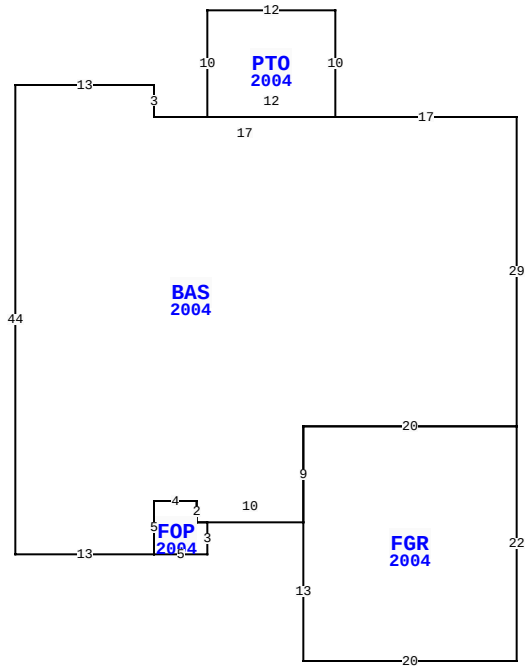
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1,676	161,112
FGR	440	55	242	23,264
FOP	23	30	7	673
PTO	120	5	6	577
TOTALS	2,259		1,931	185,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,931	114.5914	103.42	199,704	2004	2007	0	0	0	7.05	92.95

1 SINGLE FAM – 100% - 2021 Heated Area: 1676 HX Base Yr 2021



861729 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		185,625
TOTAL MARKET OB/XF VALUE		4,383
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		270,008
SOH/AGL Deduction		108,035
ASSESSED VALUE		161,973
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,973
TOTAL JUST VALUE		270,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009426	WINDOWS	5,159	10/30/2020
B0311860	NEW CONSTR	121,598	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1216/0989	3/18/2004	WD	Q	I		133,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: ADAMS SEAN & JULIE						
1165/1393	8/26/2003	WD	U	V	19	23,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 PTO=[YR=2004] N10 W12 S10 E12$ W17 N3 W13 S44 E13 FOP=[YR=2004] E5 N3 W1 N2 W4 S5$ N5 E4 S2 E10 FGR=[YR=2004] S13 E20 N22 W20 S9$ N9 E20 N29$.

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	980.00	SF	5.20	5.20	100	2004	2004	3	86	4,383	

LAND DESCRIPTION

TOTAL OB/XF 4,383

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 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