LOT 57
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

THOMPSON-CHAPMAN TARA ANNE/THOMPSON JOHN W JR
861815 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1626-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

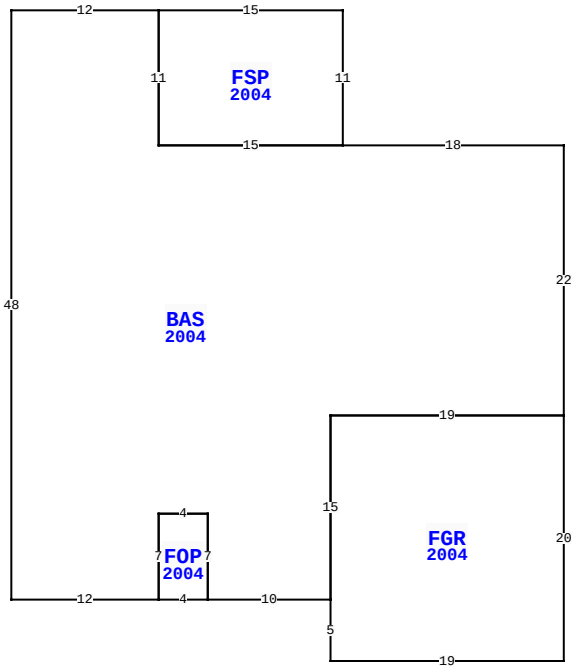
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,484	100	1,484	145,186
FGR	380	55	209	20,448
FOP	28	30	8	783
FSP	165	40	66	6,457
TOTALS	2,057		1,767	172,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,767	119.1300	107.51	189,970	2004	2004	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2011 Heated Area: 1484 HX Base Yr 2011



861815 WORTHINGTON DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		172,873
TOTAL MARKET OB/XF VALUE		3,509
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		256,382
SOH/AGL Deduction		128,638
ASSESSED VALUE		127,744
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,744
TOTAL JUST VALUE		256,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412235	NEW CONSTR	106,229	01/30/2004
R045792	REPAIR/RRF	1,500	01/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/1077	6/03/2020	QC	U	I	11	53,300
GRANTOR: THOMPSON-CHAPMAN TARA						
GRANTEE: THOMPSON-CHAPMAN TA						
2339/0919	2/13/2020	QC	U	I	11	100
GRANTOR: CHAPMAN ANDREW S & TH						
GRANTEE: THOMPSON-CHAPMAN TA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FSP=[YR=2004] N11 W15 S11 E15$ W15 N11 W12 S48 E12 FOP=[YR=2004] E4 N7 W4 S7$ N7 E4 S7 E10 FGR=[YR=2004] S5 E19 N20 W19 S15 $ N15 E19 N22$.

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	0812	CONCRETE C	0	100	0	0	1,020.00	SF	4.00	4.00	100	2004	2004	3	86	3,509	

LAND DESCRIPTION

TOTAL OB/XF 3,509

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