



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
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
---------	--	----------	----

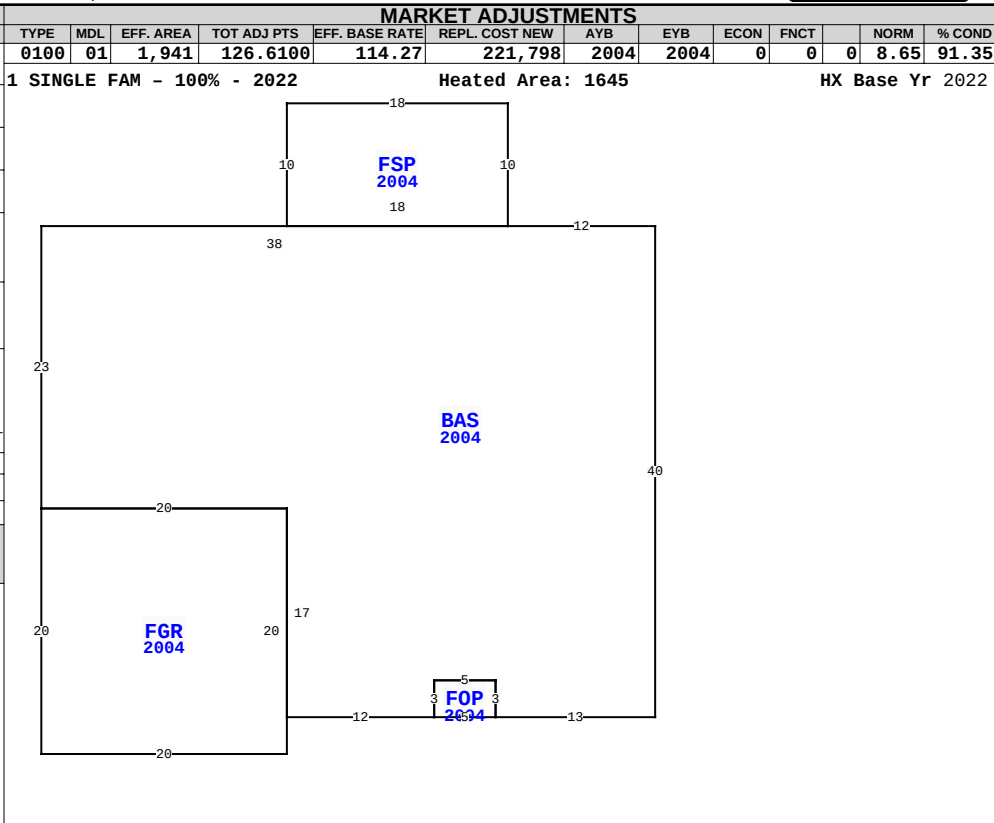
NEIGHBORHOOD/LOC	4039.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,645	100	1,645	171,714
FGR	400	55	220	22,964
FOP	15	30	4	417
FSP	180	40	72	7,515

TOTALS	2,240	1,941	202,612
--------	-------	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	956.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	54.00	LF	32.00	32.00	
3	0681	POLE SHED	0	100	24	22	528.00	SF	15.00	15.00	
4	0811	CONCRETE B	0	100	30	20	600.00	SF	5.20	5.20	

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	



861051 WORTHINGTON DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
STANDARD										4	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										220,147	
TOTAL MARKET OB/XF VALUE										16,557	
TOTAL LAND VALUE - MARKET										88,000	
TOTAL MARKET VALUE										324,704	
SOH/AGL Deduction										64,083	
ASSESSED VALUE										260,621	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										210,621	
TOTAL JUST VALUE										324,704	
NCON VALUE										17,535	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										236,006	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007439	GARAGE	47,904	05/12/2022
18008365	XFOB	28,680	08/15/2018
B0412290	NEW CONSTR	120,976	02/01/2004
E0412431	NEW CONSTR	2,000	02/01/2004
P047593	NEW CONSTR	0	02/01/2004
R045834	REPAIR/RRF	1,500	02/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2205/0188	6/21/2018	WD	Q	I	01	220,000	
GRANTOR: WESNAK MICHAEL & DIAN							
GRANTEE: KEELING KEVIN & WEN							
2053/1080	6/01/2016	WD	Q	I	02	186,500	
GRANTOR: MORRIS JUSTIN J & JEN							
GRANTEE: WESNAK MICHAEL & DI							

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

BUILDING DIMENSIONS											
BAS=[YR=2004] W12 FSP=[YR=2004] N10 W18 S10 E18\$ W38 S23 FGR=[YR=2004] S20 E20 N20 W20\$ E20 S17 E12 FOP=[YR=2004] E5 N3 W5 S3\$ N3 E5 S3 E13 N40\$.											

KEELING KEVIN & WENDY
861051 WORTHINGTON DR
YULEE, FL 32097

51-3N-27-1627-0014-0000

[illegible]