LOT 25
PAGE HILL #3 PB 6/341

ADAMS TRUST/ADAMS DAVID L TRUSTEE
861237 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1627-0025-0000

BUILDING CHARACTERISTICS

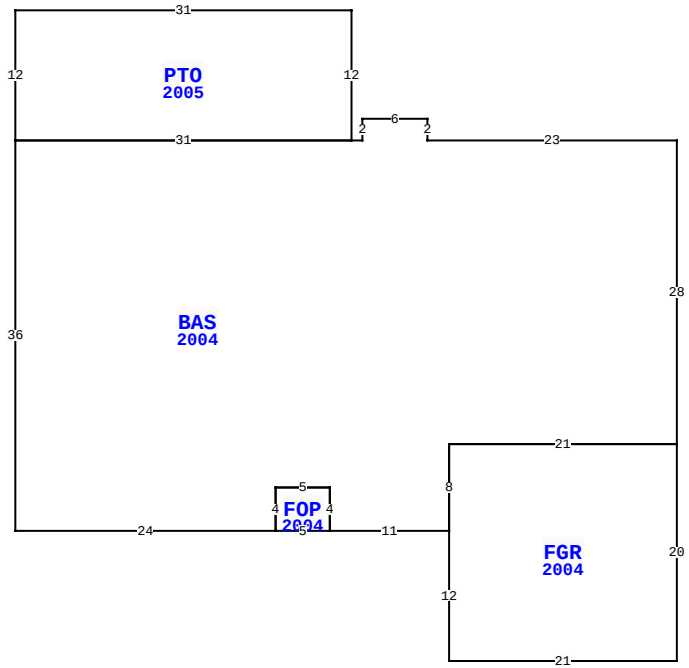
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,020	100	2,020	181,894
FGR	420	55	231	20,801
FOP	20	30	6	541
PTO	372	5	19	1,711
TOTALS	2,832		2,276	204,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,276	115.3460	104.10	236,932	2004	2004	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 2005 Heated Area: 2020 HX Base Yr 2005



861237 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		204,946
TOTAL MARKET OB/XF VALUE		34,598
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		327,544
SOH/AGL Deduction		143,767
ASSESSED VALUE		183,777
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,777
TOTAL JUST VALUE		327,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008623	REPAIR/RRF	6,200	11/14/2017
B14715	NEW CONSTR	14,575	03/01/2005
B0617284	SWIM POOL	29,000	01/01/2005
B0412672	NEW CONSTR	140,460	04/01/2004
P0407900	NEW CONSTR	0	04/01/2004
R046079	REPAIR/RRF	2,000	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2514/0999	11/16/2021	SW	U	I	11	100
GRANTOR: ADAMS DAVID & CONNIE						
GRANTEE: ADAMS TRUST						
1264/1893	10/11/2004	WD	Q	I		175,200
GRANTOR: HALLMARK HOMES INC						
GRANTEE: ADAMS DAVID & CONNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 N2 W6 S2 W1 PTO=[YR=2005] N12 W31 S12 E31 $ W31 S36 E24 FOP=[YR=2004] E5 N4 W5 S4 $ N4 E5 S4 E11 FGR=[YR=2004] S12 E21 N20 W21 S8 $ N8 E21 N28 $.

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	1,700.00	SF	4.00	4.00	100	2004	2004	3	86	5,848	
2	0810	CONCRETE A	0	100	18	4	72.00	SF	6.50	6.50	100	2005	2005	3	87	407	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2005	2005	3	44	8,870	
4	0855	CONC PAVER	0	100	0	0	655.00	SF	10.00	10.00	100	2006	2006	3	88	5,764	
5	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2006	2006	3	48	13,709	

LAND DESCRIPTION

TOTAL OB/XF 34,598

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	1.10	80,000.00	88,000.00	88,000							

REVIEW DATE 03/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/02/2023 BY SYS