LOT 26
IN OR 1333/1815
PAGE HILL #3 PB 6/341

GARRETT JIMMY & SARAH
157 PITTY PAT CIR
LYONS, GA 30436-6943

**2023**

**51-3N-27-1627-0026-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

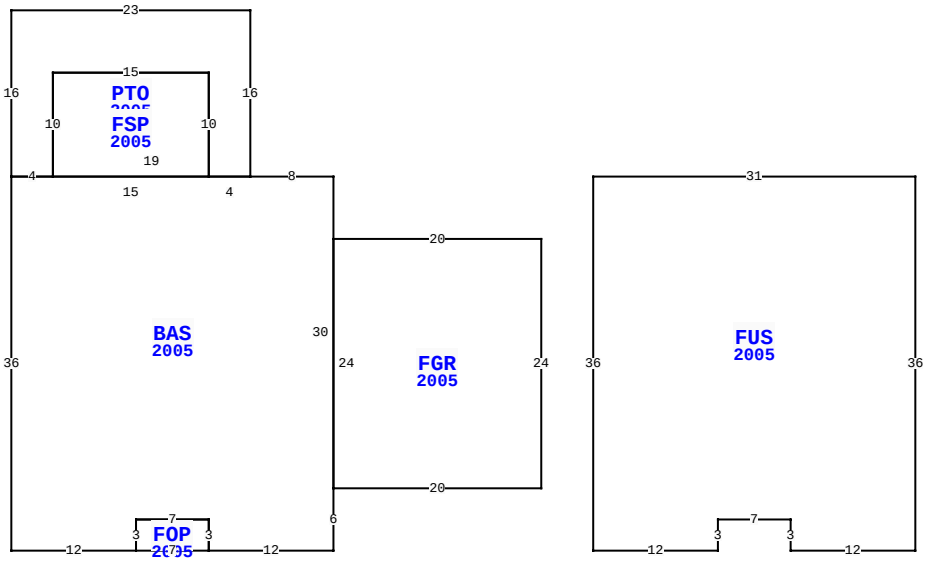
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 1,245 | 100 | 1,245 | 118,558 |
| FGR | 480 | 55 | 264 | 25,141 |
| FOP | 21 | 30 | 6 | 572 |
| FSP | 150 | 40 | 60 | 5,714 |
| FUS | 1,095 | 100 | 1,095 | 104,274 |
| PTO | 368 | 5 | 18 | 1,714 |
| TOTALS | 3,359 | | 2,688 | 255,972 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,688 | 111.8304 | 100.93 | 271,300 | 2005 | 2010 | 0 | 0 | 0 | 5.65 | 94.35 |

1 SINGLE FAM – 0% - 0 Heated Area: 2340 HX Base Yr




861251 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 | 255,972 |
| TOTAL MARKET OB/XF VALUE | 21,267 |
| TOTAL LAND VALUE - MARKET | 80,000 |
| TOTAL MARKET VALUE | 357,239 |
| SOH/AGL Deduction | 54,377 |
| ASSESSED VALUE | 302,862 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 302,862 |
| TOTAL JUST VALUE | 357,239 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 275,329 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17009426 | REPAIR/RRF | 15,000 | 10/24/2017 |
| B1530917 | GARAGE | 17,332 | 07/01/2015 |
| E0514229 | ELEC OTHER | 2,000 | 02/01/2005 |
| M0409091 | H/AC | 0 | 12/01/2004 |
| B0413359 | NEW CONSTR | 171,000 | 07/01/2004 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1333/1815 | 7/18/2005 | WD | Q | I | | 201,400 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: GARRETT JIMMY & SAR | | | | | | |
| 1259/1936 | 9/17/2004 | WD | U | V | 19 | 1,950,400 |
| GRANTOR: WATSON HOME BUILDERS | | | | | | |
| GRANTEE: RICHMOND AMERICAN H | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2005] W8 PTO=[YR=2005] N16 W23 S16 E4 FSP=[YR=2005] N10 E15 S10 W15$ E19$ W4 N10 W15 S10 W4 S36 E12 FOP=[YR=2005] E7 N3 W7 S3$ N3 E7 S3 E12 N6 FGR=[YR=2005] E20 N24 W20 S24 $ N30$ PTR=E25 FUS=[YR=2005] E31 S36 W12 N3 W7 S3 W12 N36$ W25$ .

### 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 | 0 | 0 | 0 | 941.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 87 | 4,257 | |
| 2 | 0510 | GARAGE WD- | 0 | 0 | 20 | 20 | 400.00 | SF | 52.50 | 52.50 | 100 | 2015 | 2015 | 3 | 81 | 17,010 | |

### LAND DESCRIPTION

TOTAL OB/XF 21,267

| 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 | 0 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 08/29/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS