

LOT 27
IN OR 1301/1051
PAGE HILL #3 PB 6/341

SPIVEY CHRISTOPHER & DANIELLE
861269 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1627-0027-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
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	1,835	100	1,835	173,652
FGR	486	55	267	25,267
FOP	56	30	17	1,609
PTO	120	5	6	568
TOTALS	2,497		2,125	201,095

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0812

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,125	114.1602	103.03	218,939	2005	2005	0	0	8.15	91.85
1 SINGLE FAM - 100% - 2006 Heated Area: 1835 HX Base Yr 2006											
861269 WORTHINGTON DR, YULEE											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		201,095	
TOTAL MARKET OB/XF VALUE		7,375	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		288,470	
SOH/AGL Deduction		141,064	
ASSESSED VALUE		147,406	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		97,406	
TOTAL JUST VALUE		288,470	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		226,289	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000636	REPAIR/RRF	9,800	01/19/2018
B0413127	NEW CONSTR	139,516	06/01/2004

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1301/1051	3/14/2005	WD Q I	
GRANTOR: HALLMARK HOMES INC			
GRANTEE: SPIVEY CHRISTOPHER			
1239/0690	6/21/2004	WD U V 19	
GRANTOR: PAGE HILL ASSOCIATES			
GRANTEE: HALLMARK HOMES INC			

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2005] W16 N2 W8 S2 W6 PTO=[YR=2005] N10 W12 S10 E12\$ W29 S33 E11 N2 E6 FOP=[YR=2005] S2 E12 N2 W2 N4 W8 S4 W2\$ E2 N4 E8 S4 E10 FGR=[YR=2005] S21 E10 S2 E12 N23 W22\$ E22 N31\$.	

LAND DESCRIPTION										TOTAL OB/XF										7,375									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												
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