LOT 28
IN OR 1376/716
PAGE HILL #3 PB 6/341

MASSEY DAVID K & ROBIN L
861287 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1627-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

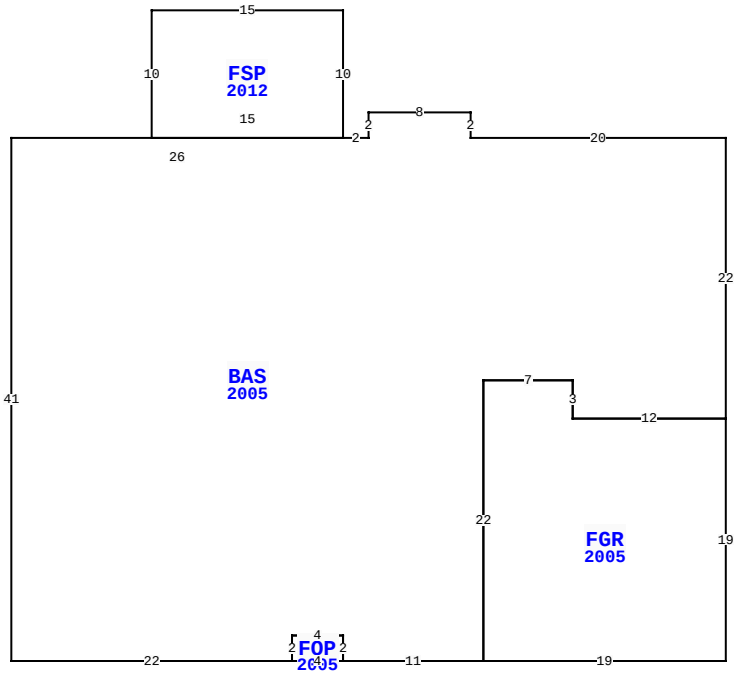
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,922	100	1,922	179,350
FGR	382	55	210	19,596
FOP	8	30	2	187
FSP	150	40	60	5,599
TOTALS	2,462		2,194	204,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,194	114.1602	103.03	226,048	2005	2005	0	0	0	9.43	90.57

1 SINGLE FAM – 100% - 2006 Heated Area: 1922 HX Base Yr 2006



861287 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		204,732
TOTAL MARKET OB/XF VALUE		7,362
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		292,094
SOH/AGL Deduction		142,814
ASSESSED VALUE		149,280
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,280
TOTAL JUST VALUE		292,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10259	TANKS/BLRS	0	09/01/2005
E15594	ELEC OTHER	1,600	08/01/2005
P09761	OTHER	0	07/01/2005
R0507726	REPAIR/RRF	1,500	06/01/2005
B0515358	NEW CONSTR	181,740	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0716	12/22/2005	WD	Q	I		183,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MASSEY DAVID K & RO						
1301/0424	3/11/2005	WD	U	V	19	79,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	931.00	SF	5.20	5.20	100	2005	2005	3	87	4,212	

BUILDING DIMENSIONS

BAS=[YR=2005] W20 N2 W8 S2 W2 FSP=[YR=2012] N10 W15 S10 E15$
W26 S41 E22 FOP=[YR=2005] E4 N2 W4 S2$ N2 E4 S2 E11
FGR=[YR=2005] E19 N19 W12 N3 W7 S22$ N22 E7 S3 E12 N22$.

LAND DESCRIPTION

TOTAL OB/XF 7,362

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 03/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS