LOT 30
PAGE HILL #3 PB 6/341

KASPER JOHN MICHAEL & MELISSA WELLS
861325 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1627-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

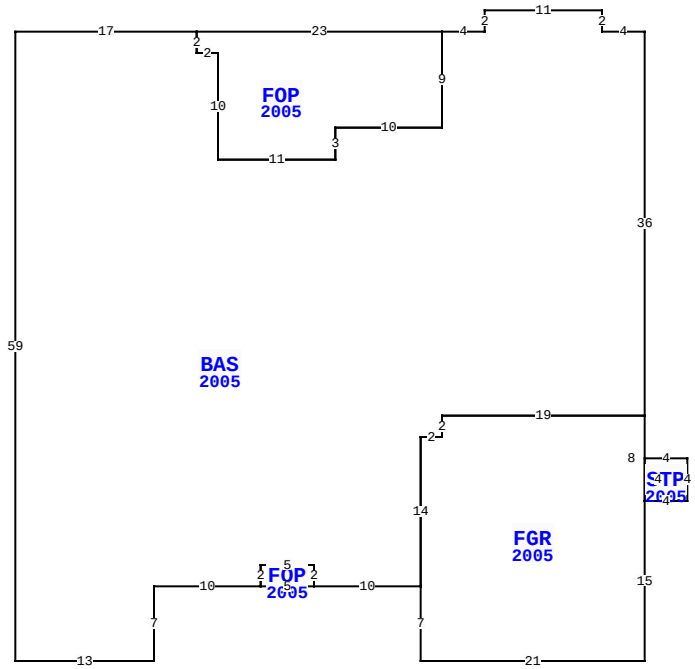
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	99	N/A 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,613	100	2,613	218,604
FGR	479	55	263	22,003
FOP	10	30	3	251
FOP	226	30	68	5,689
STP	16	10	2	168
TOTALS	3,344		2,949	246,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,949	104.5374	94.35	278,238	2005	2005	0	0	0	11.33	88.67

1 SINGLE FAM – 100% - 2021 Heated Area: 2613 HX Base Yr 2021



861325 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		246,714
TOTAL MARKET OB/XF VALUE		4,549
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		331,263
SOH/AGL Deduction		138,015
ASSESSED VALUE		193,248
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,248
TOTAL JUST VALUE		331,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14415	ELEC OTHER	2,000	02/01/2005
M09272	MECH OTHER	0	02/01/2005
P0408797	OTHER	0	12/01/2004
B0413443	NEW CONSTR	184,256	08/01/2004
R046535	REPAIR/RRF	1,300	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2365/0866	6/02/2020	WD	Q	I	01	288,000
GRANTOR: CLOUD WILLIAM K & CYN						
GRANTEE: KASPER JOHN MICHAEL						
1957/0461	9/10/2014	QC	U	I	11	100
GRANTOR: CLOUD JENNIFER H						
GRANTEE: CLOUD WILLIAM K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 N2 W11 S2 W4 FOP=[YR=2005] W23 S2 E2 S10 E11 N3 E10 N9 $ S9 W10 S3 W11 N10 W2 N2 W17 S59 E13 N7 E10 FOP=[YR=2005] E5 N2 W5 S2$ N2 E5 S2 E10 FGR=[YR=2005] S7 E21 N15 STP=[YR=2005] E4 N4 W4 S4$ N8 W19 S2 W2 S14$ N14 E2 N2 E19 N36$.

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	100	0	0	845.00	SF	5.20	5.20	100	2005	2005	3	87	3,823	
2	0351	CARPORT MT	0	100	18	18	324.00	SF	5.60	5.60	100	2008	2008	3	40	726	

LAND DESCRIPTION

TOTAL OB/XF 4,549

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