LOT 31
PAGE HILL #3 PB 6/341

HORNE ROY R JR & COLETTE M
861349 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1627-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

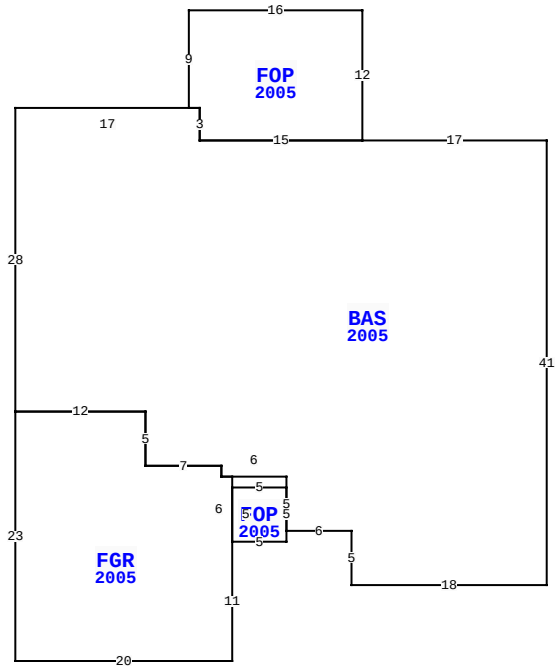
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	1,701	147,722
FGR	419	55	230	19,975
FOP	25	30	8	694
FOP	189	30	57	4,950
TOTALS	2,334		1,996	173,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,996	104.7620	94.55	188,722	2005	2005	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1701 HX Base Yr 2021



861349 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		184,025
TOTAL MARKET OB/XF VALUE		79,662
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		343,687
SOH/AGL Deduction		112,238
ASSESSED VALUE		231,449
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		181,449
TOTAL JUST VALUE		343,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004472	SCRN ENCL	33,616	07/10/2020
20003319	SWIM POOL	38,000	05/05/2020
E14302	ELEC OTHER	2,492	02/01/2005
P0408790	OTHER	0	12/01/2004
M09224	MECH OTHER	0	12/01/2004
R046975	REPAIR/RRF	4,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2356/0259	4/20/2020	WD	Q	I	01	230,000
GRANTOR: BRADDOCK RYAN & MARY						
GRANTEE: HORNE ROY R JR & CO						
1509/1018	7/02/2007	WD	Q	I		209,000
GRANTOR: GREENE JODY ALLEN						
GRANTEE: BRADDOCK RYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FOP=[YR=2005] N12 W16 S9 E1 S3 E15$ W15 N3 W17 S28 FGR=[YR=2005] S23 E20 N11 FOP=[YR=2005] E5 N5 W5 S5$ N6 W1 N1 W7 N5 W12$ E12 S5 E7 S1 E6 S5 E6 S5 E18 N41$.

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	895.00	SF	5.20	5.20	100	2005	2005	3	87	4,049	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
5	0911	SCRN RM A	0	100	0	0	1,457.00	SF	17.50	17.50	100	2020	2020	3	93	23,713	
6	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2020	2020	3	95	31,654	
7	0861	POOL GUNIT	0	100	8	8	64.00	SF	85.00	85.00	100	2020	2020	3	95	5,168	
8	0855	CONC PAVER	0	100	0	0	1,017.00	SF	10.00	10.00	100	2020	2020	3	99	10,068	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860	

LAND DESCRIPTION

TOTAL OB/XF 79,662

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 12/15/2020 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

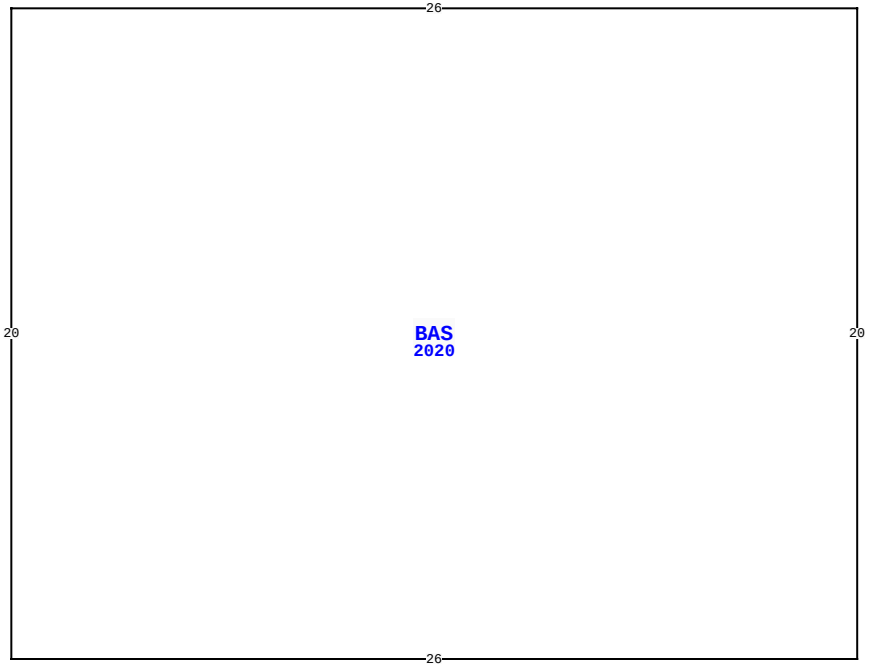
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	520	10,684
TOTALS	520		520	10,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	520	60.5000	21.18	11,014	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2021 Heated Area: 520 HX Base Yr 2021



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BASE TAXABLE VALUE		181,449
TOTAL JUST VALUE		343,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414205	NEW CONSTR	124,852	12/01/2004

SALES DATA

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2356/0259	4/20/2020	WD	Q	I	01	230,000
GRANTOR: BRADDOCK RYAN & MARY						
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1509/1018	7/02/2007	WD	Q	I		209,000
GRANTOR: GREENE JODY ALLEN						
GRANTEE: BRADDOCK RYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 S20 E26 N20$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/15/2020 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS