LOT 37
IN OR 1319/1844
PAGE HILL #3 PB 6/341

AINSWORTH ALAN
861463 WORTHINGTON DRIVE
YULEE, FL 32097

**2023**

**51-3N-27-1627-0037-0000**

## BUILDING CHARACTERISTICS

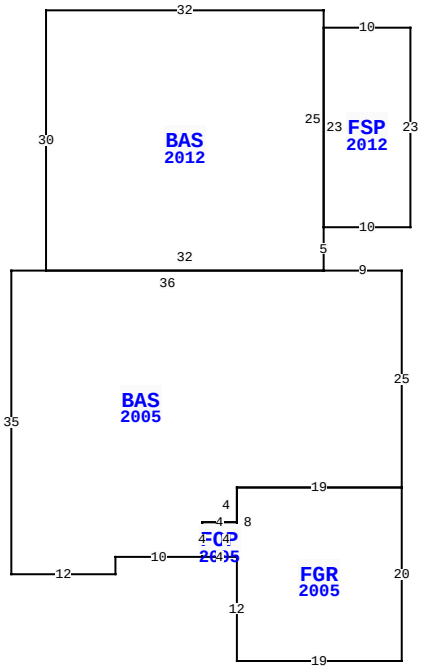
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,341 | 100 | 1,341 | 125,233 |
| BAS | 960 | 100 | 960 | 89,652 |
| FGR | 380 | 55 | 209 | 19,518 |
| FOP | 16 | 30 | 5 | 467 |
| FSP | 230 | 40 | 92 | 8,592 |
| TOTALS | 2,927 | | 2,607 | 243,462 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,607 | 110.6688 | 99.88 | 260,387 | 2005 | 2008 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SINGLE FAM – 100% - 2006 Heated Area: 2301 HX Base Yr 2006




861463 WORTHINGTON DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 12/18/2012 | KK | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 258,337 |
| TOTAL MARKET OB/XF VALUE | | 12,656 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 350,993 |
| SOH/AGL Deduction | | 151,709 |
| ASSESSED VALUE | | 199,284 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 149,284 |
| TOTAL JUST VALUE | | 350,993 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 280,771 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E24534 | REMODEL | 0 | 01/01/2012 |
| E24395 | NEW CONSTR | 0 | 12/01/2011 |
| B25373 | ADDITION | 103,240 | 12/01/2011 |
| B25374 | ADDITION | 27,095 | 12/01/2011 |
| M16764 | H/AC | 0 | 12/01/2011 |
| E0413945 | ELEC OTHER | 1,992 | 12/01/2004 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1319/1844 | 5/25/2005 | WD | Q | I | | 136,500 |
| GRANTOR: HALLMARK HOMES INC | | | | | | |
| GRANTEE: AINSWORTH ALAN | | | | | | |
| 1257/1177 | 9/08/2004 | WD | U | V | 19 | 28,500 |
| GRANTOR: PAGE HILL ASSOCIATES | | | | | | |
| GRANTEE: HALLMARK HOMES INC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2005] W9 BAS=[YR=2012] N5 FSP=[YR=2012] E10 N23 W10 S23$ N25 W32 S30 E32$ W36 S35 E12 N2 E10 FOP=[YR=2005] E4 FGR=[YR=2005] S12 E19 N20 W19 S8$ N4 W4 S4$ N4 E4 N4 E19 N25$.

### 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,180.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 87 | 4,106 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 340.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 60 | 2,040 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2012 | 2012 | 3 | 96 | 3,360 | |

### LAND DESCRIPTION

TOTAL OB/XF 12,656

| 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 | 0003 | 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

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## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

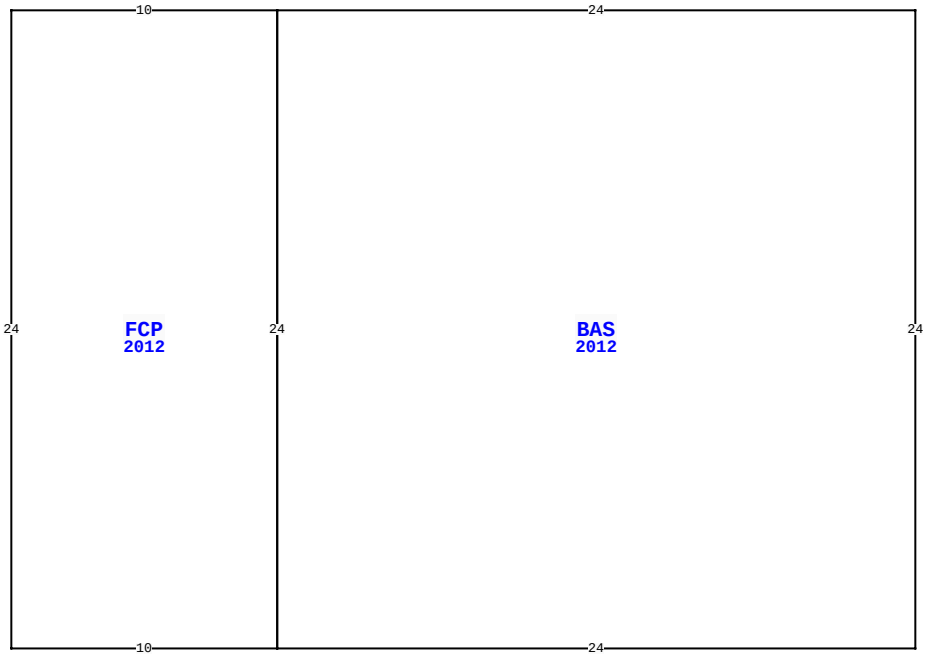
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4039.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 576 | 100 | 576 | 13,472 |
| FCP | 240 | 25 | 60 | 1,404 |
| TOTALS | 816 | | 636 | 14,875 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 636 | 75.0750 | 26.28 | 16,714 | 2012 | 2012 | 0 | 0 | 0 | 11.00 | 89.00 |

2 GARAGE RES – 100% - 2006 Heated Area: 576 HX Base Yr 2006




| | | | |
|---|---|---|---|
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| XF DATE | | | LAND DATE |
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861463 WORTHINGTON DR, YULEE

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 258,337 |
| TOTAL MARKET OB/XF VALUE | | 12,656 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 350,993 |
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| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 149,284 |
| TOTAL JUST VALUE | | 350,993 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 280,771 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0413784 | NEW CONSTR | 101,185 | 10/01/2004 |
| R046717 | REPAIR/RRF | 4,000 | 10/01/2004 |

## SALES DATA

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|---|---|---|---|---|---|---|
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| GRANTOR: HALLMARK HOMES INC | | | | | | |
| GRANTEE: AINSWORTH ALAN | | | | | | |
| 1257/1177 | 9/08/2004 | WD | U | V | 19 | 28,500 |
| GRANTOR: PAGE HILL ASSOCIATES | | | | | | |
| GRANTEE: HALLMARK HOMES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W24 FCP=[YR=2012] W10 S24 E10 N24$ S24 E24 N24$.

## 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 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