LOT 47
PAGE HILL #3 PB 6/341

GRIEB CHARLES E & MARGARET A
861653 WORTHINGTON DR
YULEE, FL 32097

2023

51-3N-27-1627-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

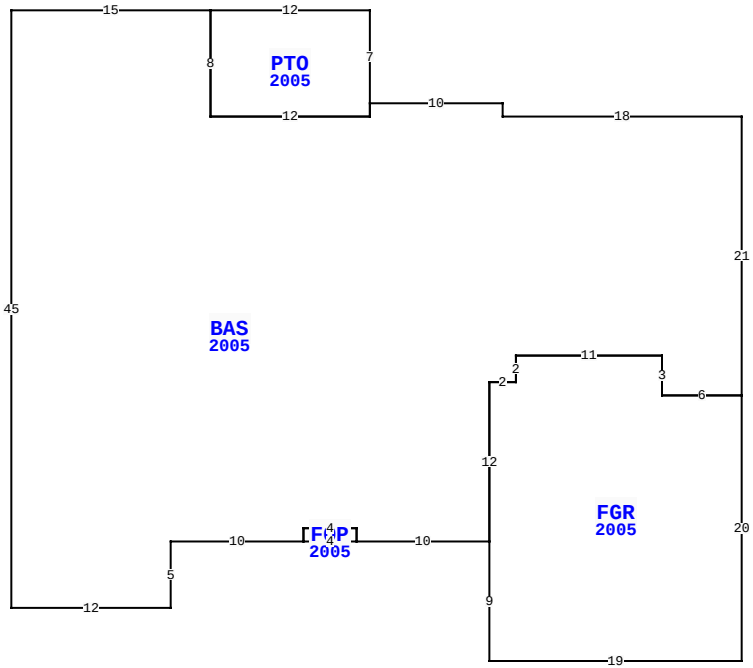
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,702	100	1,702	164,114
FGR	415	55	228	21,984
FOP	4	30	1	96
PTO	96	5	5	482
TOTALS	2,217		1,936	186,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,936	116.3162	104.98	203,241	2005	2005	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1702 HX Base Yr 2021



861653 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		186,677
TOTAL MARKET OB/XF VALUE		3,922
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		270,599
SOH/AGL Deduction		60,691
ASSESSED VALUE		209,908
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,908
TOTAL JUST VALUE		270,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008633	REPAIR/RRF	10,000	09/29/2017
M0509834	H/AC	0	06/01/2005
E0515115	ELEC OTHER	1,600	06/01/2005
R07493	REPAIR/RRF	1,500	04/01/2005
B15039	NEW CONSTR	162,240	04/01/2005
P09227	OTHER	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0735	12/23/2019	WD	U	I	11	100
GRANTOR: HAGINS CHRISTOPHER R						
GRANTEE: GRIEB CHARLES E & M						
2331/1606	12/23/2019	WD	Q	I	01	237,000
GRANTOR: HAGINS CHRISTOPHER RY						
GRANTEE: GRIEB CHARLES E & M						

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	0811	CONCRETE B	0	100	0	0	867.00	SF	5.20	5.20	100	2005	2005	3	87	3,922	

BUILDING DIMENSIONS

BAS=[YR=2005] W18 N1 W10 PTO=[YR=2005] N7 W12 S8 E12 N1$ S1 W12 N8 W15 S45 E12 N5 E10 FOP=[YR=2005] E4 N1 W4 S1$ N1 E4 S1 E10 FGR=[YR=2005] S9 E19 N20 W6 N3 W11 S2 W2 S12$ N12 E2 N2 E11 S3 E6 N21$.

LAND DESCRIPTION

TOTAL OB/XF 3,922

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