LOT 48
IN OR 1367/1970
PAGE HILL #3 PB 6/341

JOHNSON LASHONDA P & DOMONIC M
861650 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1627-0048-0000

BUILDING CHARACTERISTICS

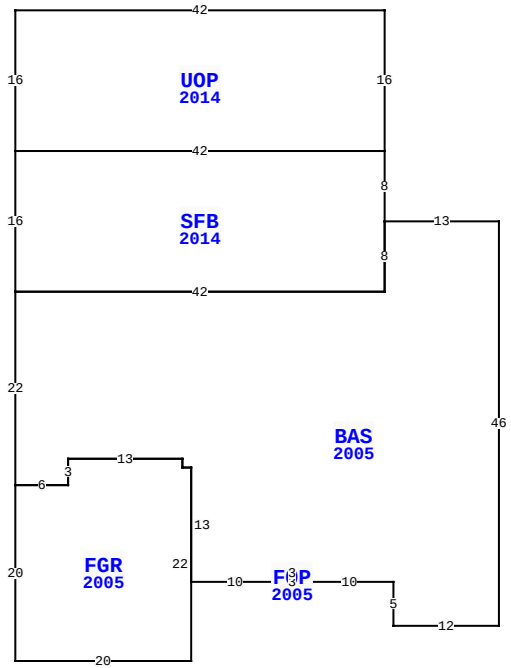
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,715	100	1,715	165,610
FGR	441	55	243	23,466
FOP	3	30	1	97
SFB	672	80	538	51,953
UOP	672	20	134	12,940
TOTALS	3,503		2,631	254,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,631	118.1400	106.62	280,517	2005	2005	0	0	0	9.43	90.57

1 SINGLE FAM – 100% - 2006 Heated Area: 2253 HX Base Yr 2006



861650 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		254,064
TOTAL MARKET OB/XF VALUE		9,093
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		343,157
SOH/AGL Deduction		159,704
ASSESSED VALUE		183,453
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,453
TOTAL JUST VALUE		343,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326818	ADDITION	79,761	01/01/2013
M1317887	H/AC	0	01/01/2013
E15476	ELEC OTHER	1,600	08/01/2005
M10046	MECH OTHER	0	07/01/2005
E14622	ELEC OTHER	1,500	03/01/2005
P0408799	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/1970	11/18/2005	WD	Q	I		170,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: JOHNSON LASHONDA P						
1265/1989	10/15/2004	WD	U	V	19	185,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 SFB=[YR=2014] N8 UOP=[YR=2014] N16 W42 S16 E42$ W42 S16 E42 N8$ S8 W42 S22 FGR=[YR=2005] S20 E20 N22W1 N1 W13 S3 W6$ E6 N3 E13 S1 E1 S13 E10 FOP=[YR=2005] E3 N1 W3 S1$ N1 E3 S1 E10 S5 E12 N46$.

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	0812	CONCRETE C	0	100	0	0	1,406.00	SF	4.00	4.00	100	2005	2005	3	87	4,893	
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	2014	2014	3	70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 9,093

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 02/25/2020 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS