LOT 49
PAGE HILL #3 PB 6/341

AYARS BONNIE L L/E/
86905 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1627-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

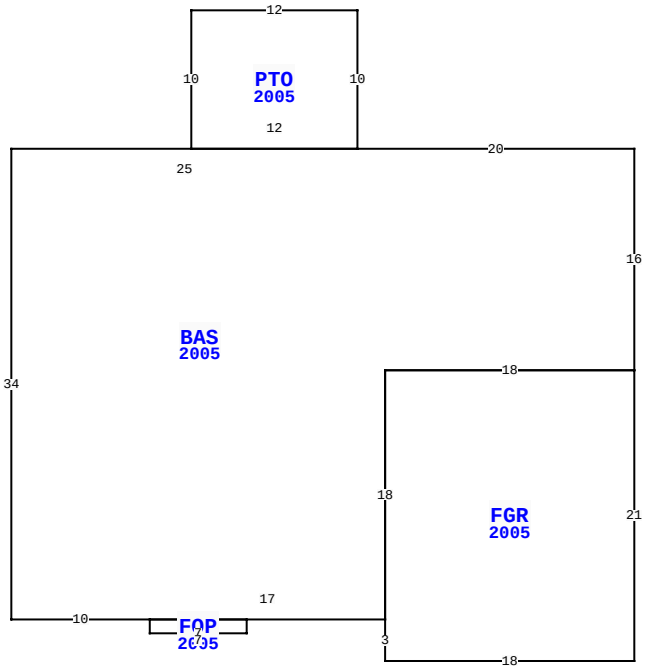
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,206	100	1,206	120,852
FGR	378	55	208	20,844
FOP	7	30	2	200
PTO	120	5	6	602
TOTALS	1,711		1,422	142,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,422	120.8900	109.10	155,140	2005	2005	0	0	0	8.15	91.85

1 SINGLE FAM – 0% - 0 Heated Area: 1206 HX Base Yr



861630 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	142,496
TOTAL MARKET OB/XF VALUE	3,936
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	226,432
SOH/AGL Deduction	35,750
ASSESSED VALUE	190,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,682
TOTAL JUST VALUE	226,432
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14606	ELEC OTHER	2,851	03/01/2005
M09443	MECH OTHER	0	03/01/2005
B14475	NEW CONSTR	92,226	02/01/2005
P09038	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2644/1588	5/31/2023	LE	U	I	11	100
GRANTOR: AYARS BONNIE LEE						
GRANTEE: WALRATH JASON						
1925/0774	6/27/2014	WD	U	I	38	90,000
GRANTOR: SMITH DARIS C & ERICA						
GRANTEE: AYARS CARL E & BONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 PTO=[YR=2005] N10 W12 S10 E12$ W25 S34 E10 FOP=[YR=2005] S1 E7 N1 W7$ E17 FGR=[YR=2005] S3 E18 N21 W18 S18$ N18 E18 N16$.

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	0	0	0	870.00	SF	5.20	5.20	100	2005	2005	3	87	3,936	

LAND DESCRIPTION

TOTAL OB/XF 3,936

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	0		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