LOT 55
PAGE HILL #3 PB 6/341

CUMBERLAND ROBERT K & NELLIE M
861516 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1627-0055-0000

BUILDING CHARACTERISTICS

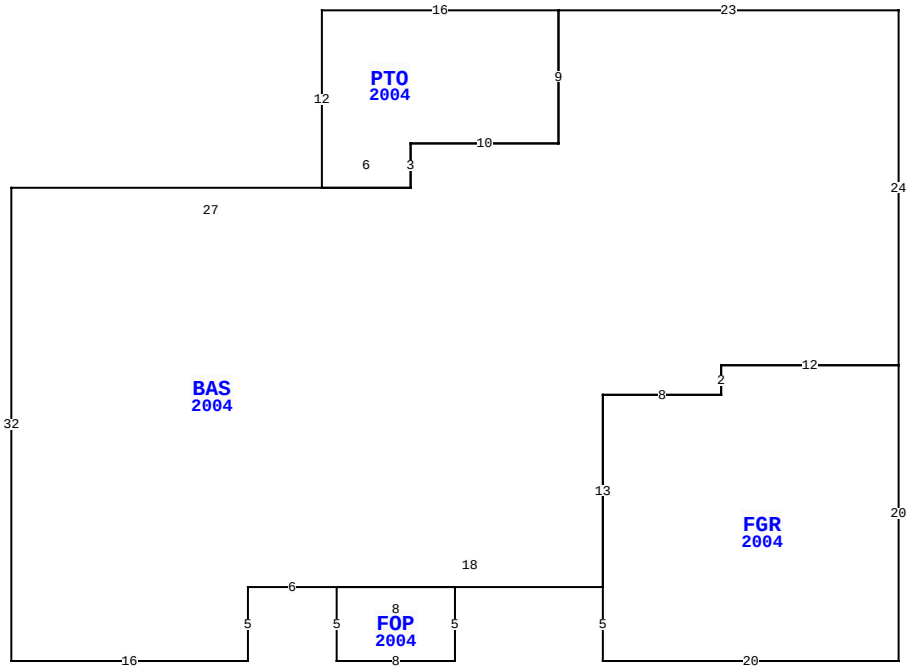
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,722	100	1,722	170,729
FGR	384	55	211	20,920
FOP	40	30	12	1,189
PTO	162	5	8	793
TOTALS	2,308		1,953	193,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,953	116.9300	105.53	206,100	2004	2009	0	0	0	6.05	93.95

1 SINGLE FAM – 100% - 2016 Heated Area: 1722 HX Base Yr 2016



861516 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		193,631
TOTAL MARKET OB/XF VALUE		5,146
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		278,777
SOH/AGL Deduction		119,151
ASSESSED VALUE		159,626
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,626
TOTAL JUST VALUE		278,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005550	REPAIR/RRF	0	07/16/2020
B0413297	NEW CONSTR	127,833	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2299/1047	8/01/2019	QC	U	I	11	100
GRANTOR: CUMBERLAND ROBERT & N						
GRANTEE: CUMBERLAND ROBERT K						
1994/1397	7/24/2015	WD	Q	I	01	170,000
GRANTOR: HARVEY HEATHER H						
GRANTEE: CUMBERLAND ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 PTO=[YR=2004] W16 S12 E6 N3 E10 N9 $ S9 W10 S3 W27 S32 E16 N5 E6 FOP=[YR=2004] S5 E8 N5 W8 $ E18 FGR=[YR=2004] S5 E20 N20 W12 S2 W8 S13 $ N13 E8 N2 E12 N24 $.

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	1,496.00	SF	4.00	4.00	100	2004	2004	3	86	5,146	

LAND DESCRIPTION

TOTAL OB/XF 5,146

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 08/30/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS