LOT 56
IN OR 1448/1016
PAGE HILL #3 PB 6/341

WHITE KATHERINE J LVG TRUST/WHITE KATHERINE J TRUS
861498 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1627-0056-0000

BUILDING CHARACTERISTICS

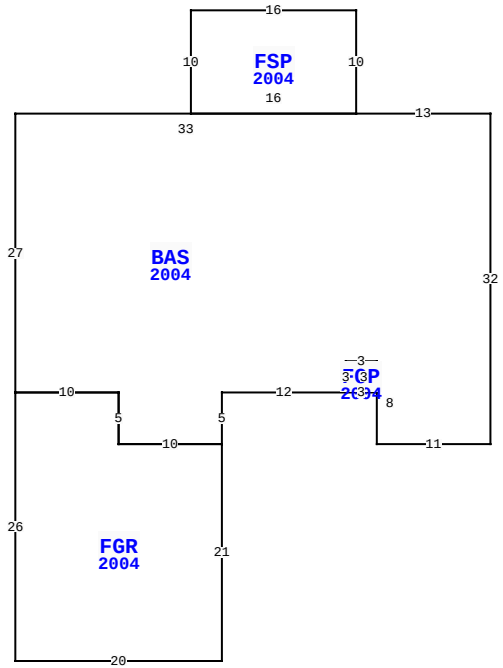
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,338	100	1,338	132,119
FGR	470	55	258	25,476
FOP	9	30	3	297
FSP	160	40	64	6,320
TOTALS	1,977		1,663	164,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,663	120.2300	108.51	180,452	2004	2004	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1338 HX Base Yr 2006



861498 WORTHINGTON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
1	0811	CONCRETE B	0	100	0	0	961.00	SF	5.20	5.20	100	2004	2004	3	86	4,298	
2	0940	SHEDS/PORT	0	100	0	0	192.00	SF	30.00	30.00	100	2005	2005	3	27	1,555	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		164,211
TOTAL MARKET OB/XF VALUE		5,853
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		250,064
SOH/AGL Deduction		125,075
ASSESSED VALUE		124,989
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		24,989
TOTAL JUST VALUE		250,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412604	NEW CONSTR	124,425	04/01/2004
R046009	REPAIR/RRF	1,500	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/1016	9/29/2006	WD	U	I	01	100
GRANTOR: WHITE KATHERINE J						
GRANTEE: WHITE KATHERINE J T						
1280/0303	12/10/2004	WD	Q	I		125,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WHITE KATHERINE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 FSP=[YR=2004] N10 W16 S10 E16 $ W33 S27
FGR=[YR=2004] S26 E20 N21 W10 N5 W10 $ E10 S5 E10 N5 E12
FOP=[YR=2004] E3 N3 W3 S3 $ N3 E3 S8 E11 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 5,853

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
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