LOT 68
IN OR 2194/788
PAGE HILL #3 PB 6/341

ALLEN CHRISTOPHER R/PHILMAN KASEY
861216 WORTHINGTON DR
YULEE, FL 32097

2023

51-3N-27-1627-0068-0000

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	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

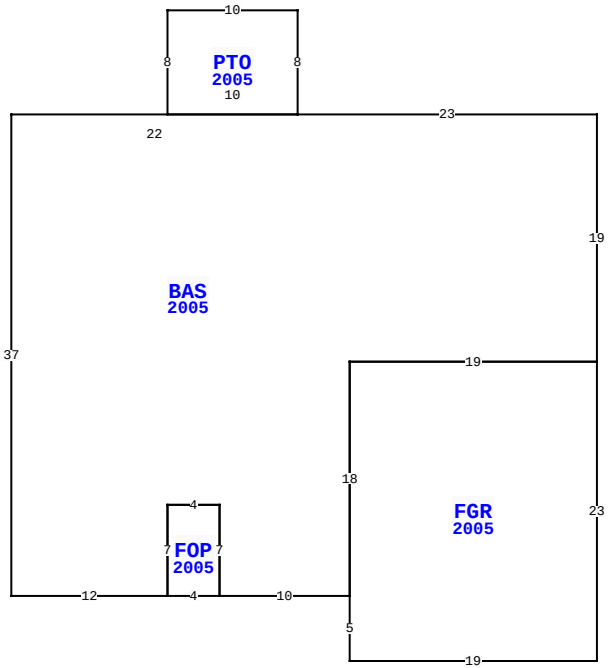
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,295	100	1,295	130,530
FGR	437	55	240	24,191
FOP	28	30	8	806
PTO	80	5	4	403
TOTALS	1,840		1,547	155,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,547	123.3078	111.29	172,166	2005	2005	0	0	0	9.43	90.57

1 SINGLE FAM – 100% - 2021 Heated Area: 1295 HX Base Yr 2021



861216 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		155,931
TOTAL MARKET OB/XF VALUE		4,489
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		240,420
SOH/AGL Deduction		55,819
ASSESSED VALUE		184,601
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,601
TOTAL JUST VALUE		240,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509830	H/AC	0	06/01/2005
E0514890	ELEC OTHER	1,400	05/01/2005
E14624	ELEC OTHER	1,500	03/01/2005
P0408798	OTHER	0	12/01/2004
B0413942	NEW CONSTR	132,000	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2194/0788	4/20/2018	WD	Q	I	01	170,000
GRANTOR: BEARD DARBY L						
GRANTEE: ALLEN CHRISTOPHER R						
1359/1167	10/18/2005	WD	Q	I		134,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BEARD DARBY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W23 PTO=[YR=2005] N8 W10 S8 E10$ W22 S37 E12 FOP=[YR=2005] E4 N7 W4 S7$ N7 E4 S7 E10 FGR=[YR=2005] S5 E19 N23 W19 S18$ N18 E19 N19$.

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	1,290.00	SF	4.00	4.00	100	2005	2005	3	87	4,489	

LAND DESCRIPTION

TOTAL OB/XF 4,489

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