LOT 70
IN OR 1977/1402
PAGE HILL #3 PB 6/341

SOLAT ALEX K & CHERYL K
861148 WORTHINGTON DR
YULEE, FL 32097

2023

51-3N-27-1627-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

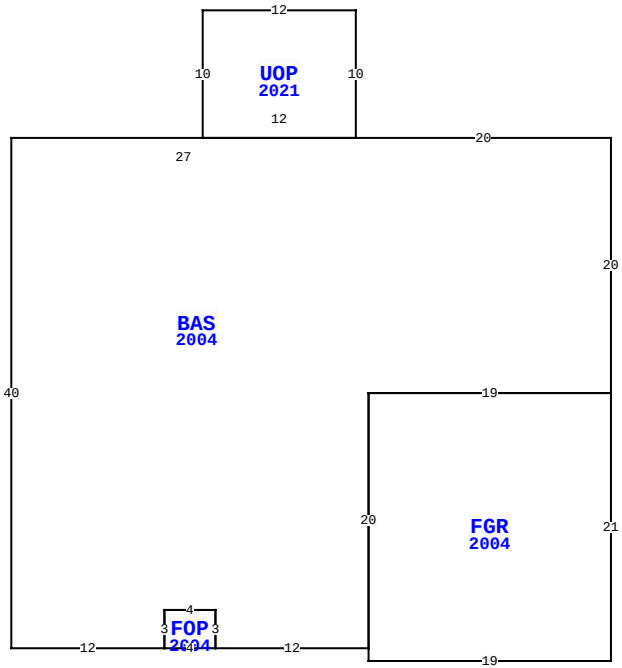
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,488	100	1,488	149,220
FGR	399	55	219	21,962
FOP	12	30	4	401
UOP	120	20	24	2,407
TOTALS	2,019		1,735	173,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,735	122.1000	110.20	191,197	2004	2004	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1488 HX Base Yr 2016



861148 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		173,989
TOTAL MARKET OB/XF VALUE		4,123
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		258,112
SOH/AGL Deduction		108,430
ASSESSED VALUE		149,682
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,682
TOTAL JUST VALUE		258,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007098	ADDITION	3,076	09/17/2021
B0412897	NEW CONSTR	110,215	05/01/2004
P0407943	NEW CONSTR	0	05/01/2004
R046219	REPAIR/RRF	3,700	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1977/1402	4/28/2015	SW	U	I	18	115,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: SOLAT ALEX K & CHER						
1958/1006	8/20/2014	SW	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 UOP=[YR=2021] N10 W12 S10 E12$ W27 S40 E12 FOP=[YR=2004] E4 N3 W4 S3$ N3 E4 S3 E12 FGR=[YR=2004] S1 E19 N21 W19 S20$ N20 E19 N20$.

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	100	0	0	922.00	SF	5.20	5.20	100	2004	2004	3	86	4,123	

LAND DESCRIPTION

TOTAL OB/XF 4,123

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