LOT 75
IN OR 1978/1862
PAGE HILL #3 PB 6/341

DERENBERGER GERALD L & DENISE
861028 WORTHINGTON DR
YULEE, FL 32097

2023

51-3N-27-1627-0075-0000

BUILDING CHARACTERISTICS

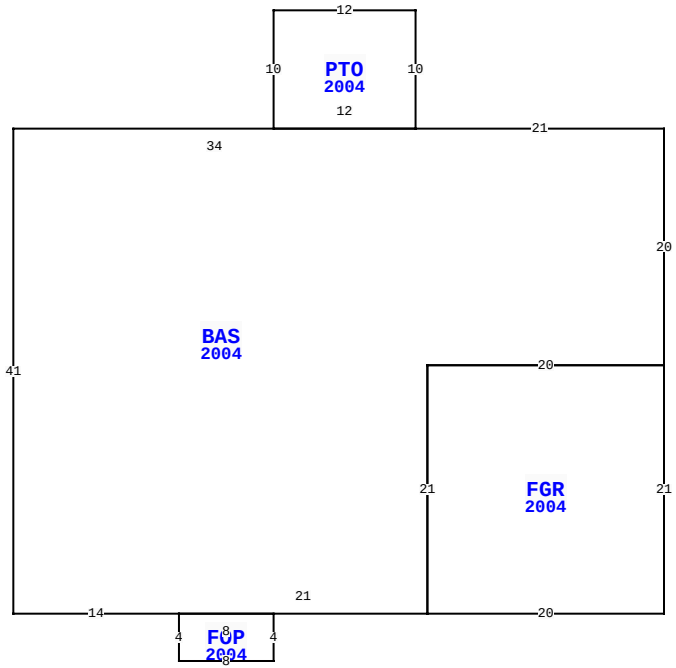
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,835	100	1,835	183,770
FGR	420	55	231	23,134
FOP	32	30	10	1,002
PTO	120	5	6	601
TOTALS	2,407		2,082	208,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,082	121.2750	109.45	227,875	2004	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1835 HX Base Yr 2016



861028 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,836
TOTAL MARKET OB/XF VALUE		9,913
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		313,749
SOH/AGL Deduction		134,748
ASSESSED VALUE		179,001
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,001
TOTAL JUST VALUE		313,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B32226	GARAGE	34,365	05/01/2016
B0412947	NEW CONSTR	134,630	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1978/1862	4/30/2015	WD	Q	I	01	180,000
GRANTOR: JONES JAMES RUSSELL &						
GRANTEE: DERENBERGER GERALD						
1887/0236	10/29/2013	WD	Q	I	02	168,000
GRANTOR: CHAVEZ-PENLOZA VICTOR						
GRANTEE: JONES JAMES RUSSELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W21 PTO=[YR=2004] N10 W12 S10 E12 $ W34 S41 E14 FOP=[YR=2004] S4 E8 N4 W8 $ E21 FGR=[YR=2004] E20 N21 W20 S21$ N21 E20 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	1,382.00	SF	5.20	5.20	100	2004	2004	3	86	6,180	
2	0810	CONCRETE A	0	100	37	16	592.00	SF	6.50	6.50	100	2016	2016	3	97	3,733	

LAND DESCRIPTION

TOTAL OB/XF 9,913

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

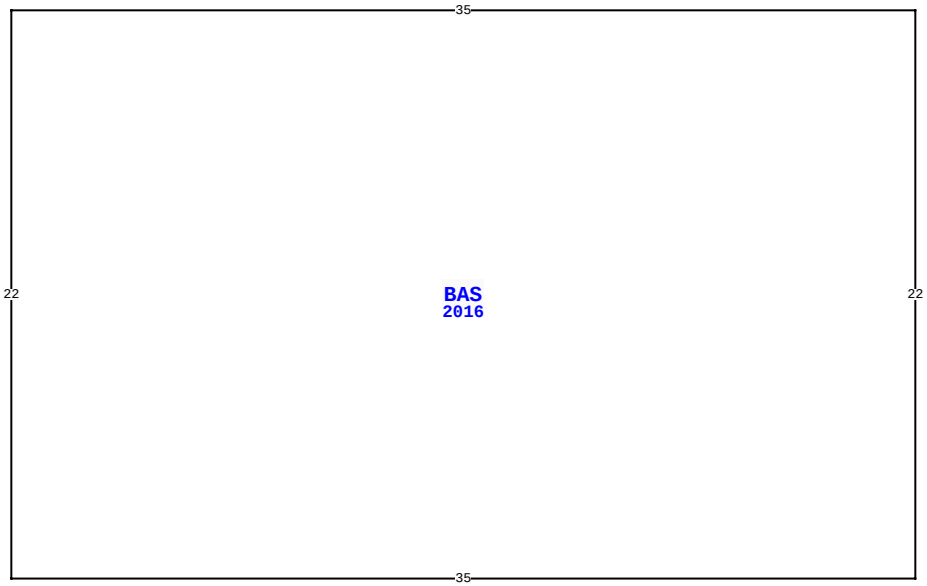
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		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	770	100	770	15,330
TOTALS	770		770	15,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	770	60.5000	21.18	16,309	2016	2016	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2016 Heated Area: 770 HX Base Yr 2016



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GRANTOR: CHAVEZ-PENLOZA VICTOR						
GRANTEE: JONES JAMES RUSSELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W35 S22 E35 N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS