LOT 1
IN OR 1355/649
PAGE HILL #1 PB 6/237

SAULS FAYE HICKOX/WALKER MARSHA F ET AL
86019 WORTHINGTON DRIVE
YULEE, FL 32097

2024

51-3N-27-1625-0001-0000

BUILDING CHARACTERISTICS

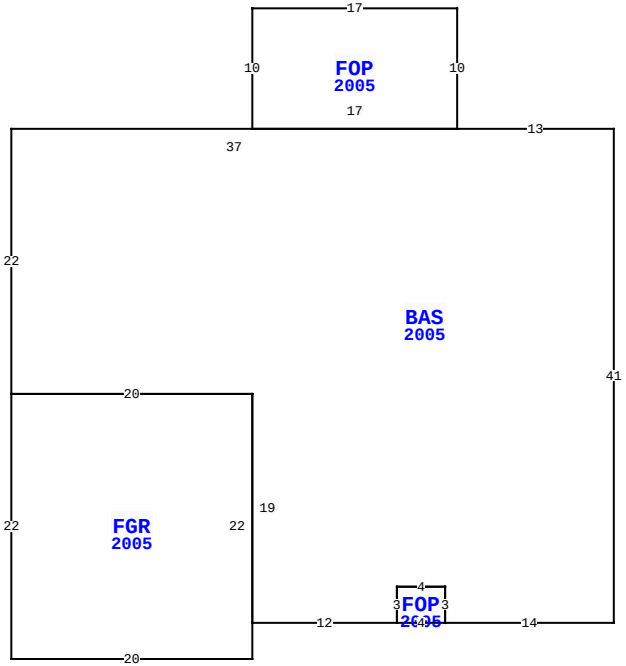
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,658	100	1,658	196,030
FGR	440	55	242	28,613
FOP	12	30	4	473
FOP	170	30	51	6,030
TOTALS	2,280		1,955	231,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	115.2382	131.37	256,828	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1658 HX Base Yr 2006



86019 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		231,145
TOTAL MARKET OB/XF VALUE		4,182
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		315,327
SOH/AGL Deduction		177,110
ASSESSED VALUE		138,217
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		38,217
TOTAL JUST VALUE		315,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10045	MECH OTHER	0	07/01/2005
E0514947	ELEC OTHER	1,600	05/01/2005
P0509443	OTHER	0	05/01/2005
E14628	ELEC OTHER	1,500	03/01/2005
R07300	REPAIR/RRF	1,500	03/01/2005
B14688	NEW CONSTR	157,925	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/0649	10/04/2005	WD	Q	I		158,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SAULS FAYE H ETAL						
1259/1936	9/17/2004	WD	U	V	19	1,950,400
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 FOP=[YR=2005] N10 W17 S10 E17$ W37 S22
FGR=[YR=2005] S22 E20 N22 W20$ E20 S19 E12 FOP=[YR=2005] E4
N3 W4 S3$ N3 E4 S3 E14 N41$.

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	1,013.00	SF	4.80	4.80	100	2005	2005	3	86	4,182	

LAND DESCRIPTION

TOTAL OB/XF 4,182

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS