LOT 45
IN OR 1323/1788
ESMT OR 989/239

HAGERMAN JAMES A SR & DIMPNA
86020 WORTHINGTON DRIVE
YULEE, FL 32097

2024

51-3N-27-1625-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

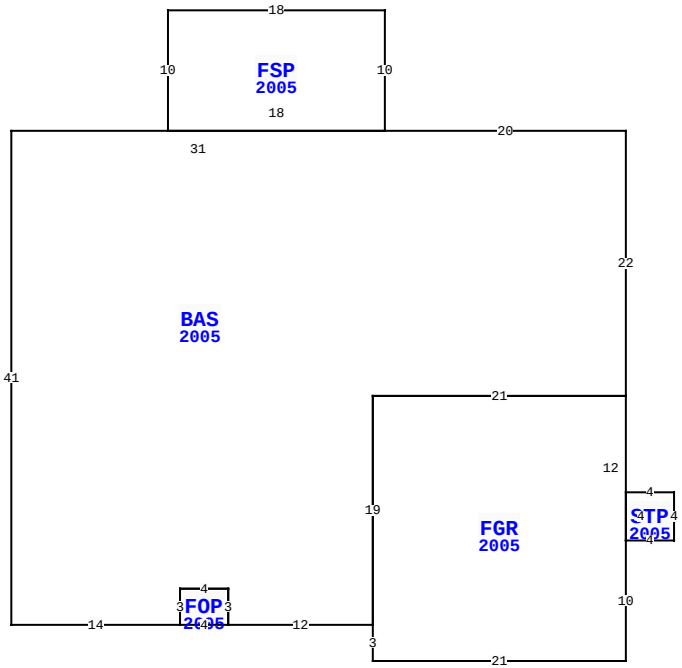
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,680	100	1,680	201,632
FGR	462	55	254	30,485
FOP	12	30	4	480
FSP	180	40	72	8,641
STP	16	10	2	240
TOTALS	2,350		2,012	241,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,012	121.7062	138.75	279,165	2005	2005	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1680 HX Base Yr



86020 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		241,478
TOTAL MARKET OB/XF VALUE		23,183
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		344,661
SOH/AGL Deduction		43,229
ASSESSED VALUE		301,432
TOTAL EXEMPTION VALUE	13	301,432
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		344,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008755	REPAIR/RRF	22,000	10/04/2017
B23178	FOUNDATION	1,000	01/01/2010
E18916	ELEC OTHER	200	03/01/2007
B16684	GARAGE	5,895	11/01/2005
E0413975	ELEC OTHER	2,000	12/01/2004
M0409044	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/1788	6/08/2005	WD	Q	I		172,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HAGERMAN JAMES A SR						
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] W20 FSP=[YR=2005] N10 W18 S10 E18$ W31 S41 E14 FOP=[YR=2005] E4 N3 W4 S3$ N3 E4 S3 E12 FGR=[YR=2005] S3 E21 N10 STP=[YR=2005] E4 N4 W4 S4$ N12 W21 S19$ N19 E21 N22$.

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	781.00	SF	6.24	6.24	100	2005	2005	3	86	4,191	
2	0940	SHEDS/PORT	0	100	33	11	363.00	SF	36.00	36.00	100	2005	2005	3	24	3,136	
3	0511	GARAGE CB-	0	100	33	11	363.00	SF	48.00	48.00	100	2010	2010	3	91	15,856	

LAND DESCRIPTION

TOTAL OB/XF 23,183

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	0003	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 08/29/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS