LOT 47
IN OR 1147/58
ESMT PT OR 1117/1699

MCCLELLAN MICHAEL K & ANGELA M
861688 WORTHINGTON DRIVE
YULEE, FL 32097

2024

51-3N-27-1626-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

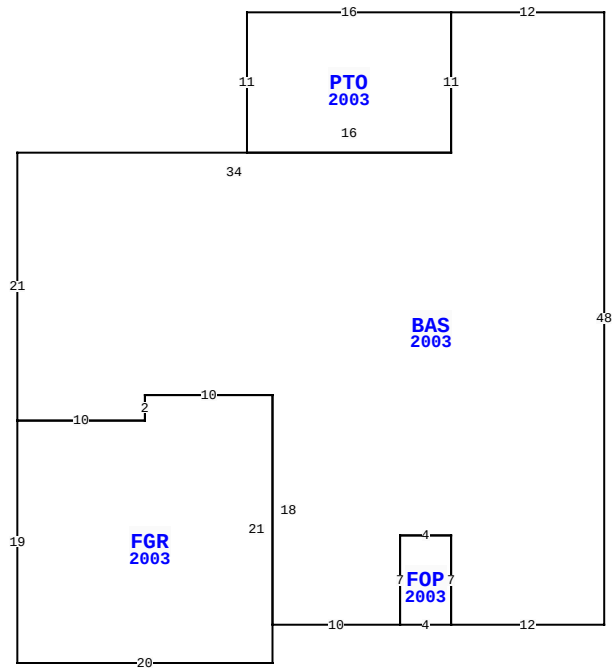
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,466	100	1,466	178,630
FGR	400	55	220	26,807
FOP	28	30	8	974
PTO	176	5	9	1,096
TOTALS	2,070		1,703	207,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	119.1300	135.81	231,284	2003	2003	0	0	0	10.28	89.72

1 SINGLE FAM – 100% - 2004 Heated Area: 1466 HX Base Yr 2004



861688 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		207,508
TOTAL MARKET OB/XF VALUE		4,630
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		292,138
SOH/AGL Deduction		165,093
ASSESSED VALUE		127,045
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,045
TOTAL JUST VALUE		292,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310721	NEW CONSTR	105,045	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1147/0058	6/20/2003	WD	Q	I		116,700
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: MCCLELLAN MICHAEL K						
1110/0848	1/30/2003	WD	U	V	19	94,000
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: MEADOWFIELD OF JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W12 PTO=[YR=2003] W16 S11 E16 N11$ S11 W34 S21
FGR=[YR=2003] S19 E20 N21 W10 S2 W10$ E10 N2 E10 S18 E10
FOP=[YR=2003] E4 N7 W4 S7$ N7 E4 S7 E12 N48$.

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	894.00	SF	6.24	6.24	100	2003	2003	3	83	4,630	

LAND DESCRIPTION

TOTAL OB/XF 4,630

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