LOT 51
IN OR 2171/1175
ESMT PT OR 1117/1699

ELROD KENNETH
861709 WORTHINGTON DRIVE
YULEE, FL 32097

2024

51-3N-27-1626-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

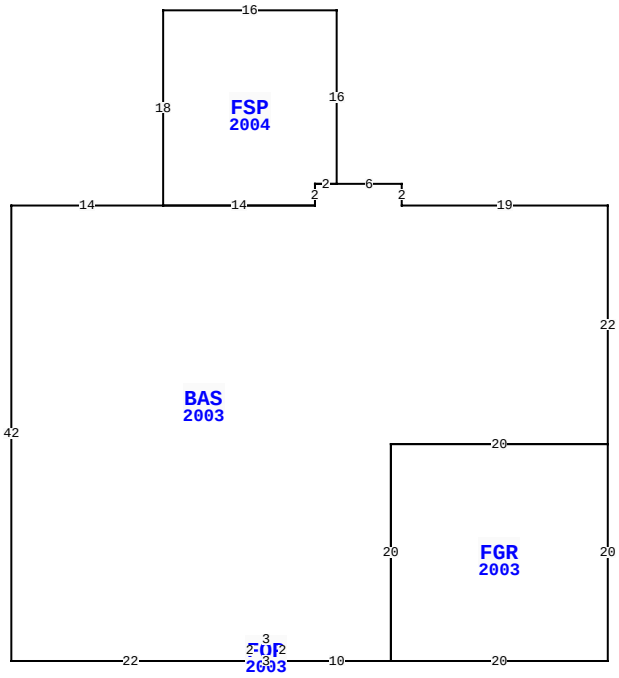
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,920	100	1,920	222,925
FGR	400	55	220	25,543
FOP	6	30	2	232
FSP	284	40	114	13,236
TOTALS	2,610		2,256	261,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,256	113.5134	129.41	291,949	2003	2003	0	0	0	10.28	89.72

1 SINGLE FAM – 100% - 2006 Heated Area: 1920 HX Base Yr 2006



861709 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		261,937
TOTAL MARKET OB/XF VALUE		7,923
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		349,860
SOH/AGL Deduction		191,367
ASSESSED VALUE		158,493
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,493
TOTAL JUST VALUE		349,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008175	REPAIR/RRF	8,000	09/15/2017
B0412320	ADDITION	8,250	02/01/2004
B0412321	GARAGE	13,200	02/01/2004
P047634	NEW CONSTR	0	02/01/2004
B0310679	NEW CONSTR	136,616	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2171/1175	1/19/2017	QC	U	I	11	100
GRANTOR: ELROD CHARLENE B						
GRANTEE: ELROD KENNETH						
1339/1332	8/05/2005	WD	Q	I		198,000
GRANTOR: HARTMAN MARVIN L & PA						
GRANTEE: ELROD KENNETH & CHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W19 N2 W6 W2 S2 W14 W14 S42 E22 N2 E3 S2 E10 N20 E20 N22 $
FGR=[YR=2003;ORIG=-20,42] E20 N20 W20 S20 $
FSP=[YR=2004;ORIG=-25,-2] N16 W16 S18 E14 N2 E2 $
FOP=[YR=2003;ORIG=-33,42] E3 N2 W3 S2 $
.

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	918.00	SF	6.24	6.24	100	2003	2003	3	83	4,755	
2	0940	SHEDS/PORT	0	100	20	20	400.00	SF	36.00	36.00	100	2004	2004	3	22	3,168	

LAND DESCRIPTION

TOTAL OB/XF 7,923

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 04/16/2024 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS