



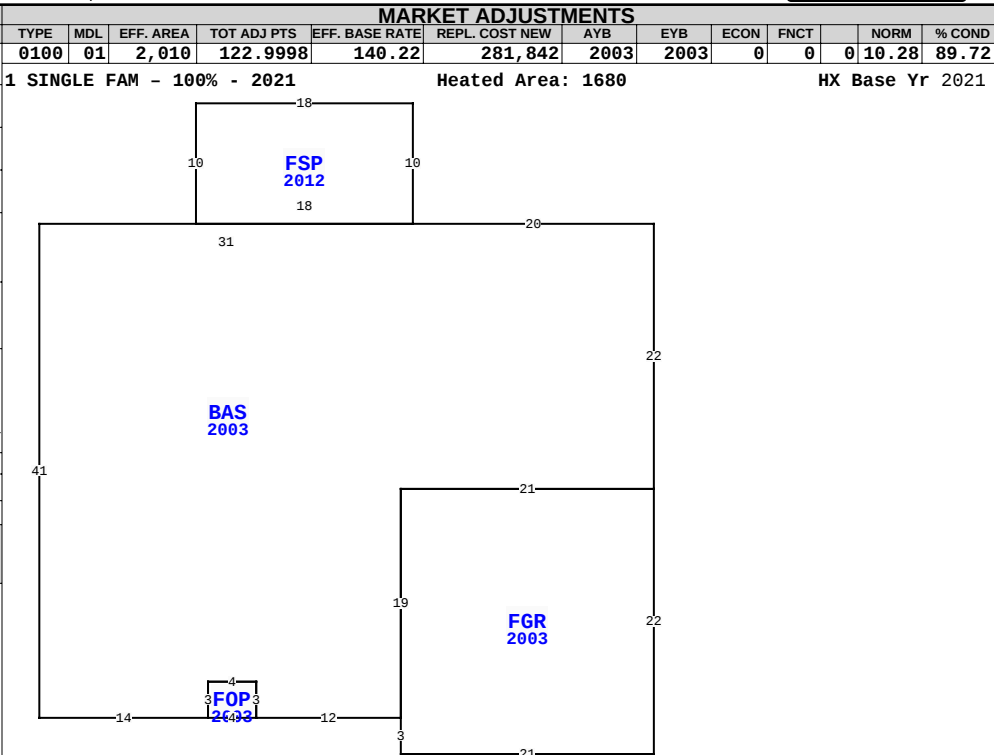
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	211,353
FGR	462	55	254	31,955
FOP	12	30	4	503
FSP	180	40	72	9,058

TOTALS	2,334	2,010	252,869
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	943.00	SF	6.24	6.24	
2	0861	POOL GUNIT	0	100	0	0	288.00	SF	102.00	102.00	
3	0855	CONC PAVER	0	100	0	0	392.00	SF	12.00	12.00	



861745 WORTHINGTON DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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
1	0811	CONCRETE B	0	100	0	0	943.00	SF	6.24	6.24	100	2003	2003	3	83	4,884	
2	0861	POOL GUNIT	0	100	0	0	288.00	SF	102.00	102.00	100	2018	2018	3	87	25,557	
3	0855	CONC PAVER	0	100	0	0	392.00	SF	12.00	12.00	100	2018	2018	3	97	4,563	

LAND DESCRIPTION										TOTAL OB/XF										35,004	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
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					
REVIEW DATE		04/16/2019		BY	DJ	Total Acres: 0.00			Total Land Value: 80,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY												PAGE 1 of 1											
VALUATION SUMMARY												STANDARD											
VALUATION BY												Tax Group: 4											
BUILDING MARKET VALUE												Tax Dist:											
TOTAL MARKET OB/XF VALUE												252,869											
TOTAL LAND VALUE - MARKET												80,000											
TOTAL MARKET VALUE												367,873											
SOH/AGL Deduction												162,569											
ASSESSED VALUE												205,304											
TOTAL EXEMPTION VALUE												HX HB 50,000											
BASE TAXABLE VALUE												155,304											
TOTAL JUST VALUE												367,873											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												311,368											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003536	SWIM POOL	31,290	04/21/2017
B0311316	NEW CONSTR	120,976	06/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/1314	5/28/2020	WD	Q	I	01	263,500
GRANTOR:SMITH HILLARY FAYE						
GRANTEE:KAUFFMAN ALICE B &						
2049/1468	5/31/2016	WD	Q	I	01	183,000
GRANTOR:THORNTON GREGORY						
GRANTEE:SMITH HILLARY FAYE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W20 FSP=[YR=2012] N10 W18 S10 E18 \$ W31 S41 E14 FOP=[YR=2003] E4 N3 W4 S3 \$ N3 E4 S3 E12 FGR=[YR=2003] S3 E21 N22 W21 S19 \$ N19 E21 N22 \$.											