LOT 56
IN OR 1210/1253
ESMT PT OR 1117/1699

TODD KHELIA O
861795 WORTHINGTON DRIVE
YULEE, FL 32097

**2024**

**51-3N-27-1626-0056-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

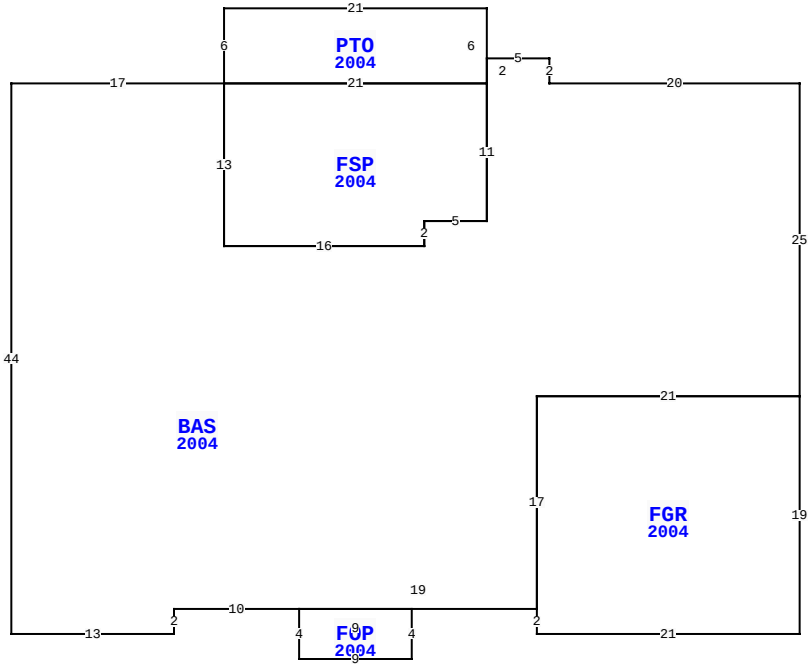
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 16 | WD FR STUC 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,062 | 100 | 2,062 | 248,965 |
| FGR | 399 | 55 | 219 | 26,442 |
| FOP | 36 | 30 | 11 | 1,328 |
| FSP | 263 | 40 | 105 | 12,677 |
| PTO | 126 | 5 | 6 | 725 |
| TOTALS | 2,886 | | 2,403 | 290,136 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,403 | 116.7474 | 133.09 | 319,815 | 2004 | 2004 | 0 | 0 | 0 | 9.28 | 90.72 |

1 SINGLE FAM – 100% - 2005 Heated Area: 2062 HX Base Yr 2005




861795 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 | | 290,136 |
| TOTAL MARKET OB/XF VALUE | | 8,262 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 378,398 |
| SOH/AGL Deduction | | 208,523 |
| ASSESSED VALUE | | 169,875 |
| TOTAL EXEMPTION VALUE | SX HX HB | 100,000 |
| BASE TAXABLE VALUE | | 69,875 |
| TOTAL JUST VALUE | | 378,398 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 318,582 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0311725 | NEW CONSTR | 154,813 | 09/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1210/1253 | 2/26/2004 | WD | Q | I | | 168,100 |
| GRANTOR: HALLMARK HOMES INC | | | | | | |
| GRANTEE: TODD LARRY D & KHEL | | | | | | |
| 1166/1294 | 8/29/2003 | WD | U | V | 19 | 23,500 |
| GRANTOR: PAGE HILL ASSOCIATES | | | | | | |
| GRANTEE: HALLMARK HOMES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W20 N2 W5 S2 PTO=[YR=2004] N6 W21 S6 E21$
FSP=[YR=2004] W21 S13 E16 N2 E5 N11$ S11 W5 S2 W16 N13 W17
S44 E13 N2 E10 FOP=[YR=2004] S4 E9 N4 W9$ E19 FGR=[YR=2004]
S2 E21 N19 W21 S17$ N17 E21 N25$ .

## 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 | 2,049.00 | SF | 4.80 | 4.80 | 100 | 2004 | 2004 | 3 | 84 | 8,262 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,262

| 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