



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 70       |
| Exterior Wall            | 16 | WD FR STUC 30  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 60    |
| Interior Floo            | 11 | CLAY TILE 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       | 1,645            | 100         | 1,645        | 210,975              |
| FGR       | 400              | 55          | 220          | 28,216               |
| FOP       | 15               | 30          | 4            | 513                  |
| FSP       | 180              | 40          | 72           | 9,234                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,240 |  | 1,941 | 248,938 |
|--------|-------|--|-------|---------|

| 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  | 956.00 | SF | 6.24  | 6.24           |       |
| 2              | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0  | 54.00  | LF | 38.40 | 38.40          |       |
| 3              | 0681       | POLE SHED   | 0   | 100 | 24 | 22 | 528.00 | SF | 18.00 | 18.00          |       |
| 4              | 0811       | CONCRETE B  | 0   | 100 | 30 | 20 | 600.00 | SF | 6.24  | 6.24           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |       |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |   |      |        |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0100                                                         | 01  | 1,941     | 124.0778    | 141.45         | 274,554        | 2004 | 2004 | 0    | 0    | 0 | 9.33 | 90.67  |
| 1 SINGLE FAM - 100% - 2022 Heated Area: 1645 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |   |      |        |
|                                                              |     |           |             |                |                |      |      |      |      |   |      |        |

|                              |          |           |
|------------------------------|----------|-----------|
| 861051 WORTHINGTON DR, YULEE | BLD DATE | LGL DATE  |
|                              | XF DATE  | LAND DATE |
|                              | INC DATE | AG DATE   |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 19,364      |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 4              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 269,974   |   |
| TOTAL MARKET OB/XF VALUE  |  | 19,364    |   |
| TOTAL LAND VALUE - MARKET |  | 88,000    |   |
| TOTAL MARKET VALUE        |  | 377,338   |   |
| SOH/AGL Deduction         |  | 108,898   |   |
| ASSESSED VALUE            |  | 268,440   |   |
| TOTAL EXEMPTION VALUE     |  | 50,000    |   |
| BASE TAXABLE VALUE        |  | 218,440   |   |
| TOTAL JUST VALUE          |  | 377,338   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 324,704   |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22007439   | GARAGE      | 47,904  | 05/12/2022 |
| 18008365   | XFOB        | 28,680  | 08/15/2018 |
| B0412290   | NEW CONSTR  | 120,976 | 02/01/2004 |
| E0412431   | NEW CONSTR  | 2,000   | 02/01/2004 |
| P047593    | NEW CONSTR  | 0       | 02/01/2004 |
| R045834    | REPAIR/RRF  | 1,500   | 02/01/2004 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2205/0188                      | 6/21/2018 | WD        | Q   | I   | 01     | 220,000    |
| GRANTOR: WESNAK MICHAEL & DIAN |           |           |     |     |        |            |
| GRANTEE: KEELING KEVIN & WEN   |           |           |     |     |        |            |
| 2053/1080                      | 6/01/2016 | WD        | Q   | I   | 02     | 186,500    |
| GRANTOR: MORRIS JUSTIN J & JEN |           |           |     |     |        |            |
| GRANTEE: WESNAK MICHAEL & DI   |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004] W12 FSP=[YR=2004] N10 W18 S10 E18\$ W38 S23<br>FGR=[YR=2004] S20 E20 N20 W20\$ E20 S17 E12 FOP=[YR=2004] E5<br>N3 W5 S3\$ N3 E5 S3 E13 N40\$ . |  |  |  |  |  |  |  |  |  |  |  |

**KEELING KEVIN & WENDY**  
861051 WORTHINGTON DR  
YULEE, FL 32097

**51-3N-27-1627-0014-0000**

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