



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 60
Interior Floor	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
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NEIGHBORHOOD/LOC	4039.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,526	100	1,526	192,697
FGR	380	55	209	26,391
FOP	28	30	8	1,010
FOP	187	30	56	7,071

TOTALS	2,121		1,799	227,170
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	956.00	SF	6.24
2	0861	POOL GUNIT	0	100	0	0	287.00	SF	102.00
3	0845	KOOL DECK	0	100	0	0	1,124.00	SF	8.70
4	0911	SCRN RM A	0	100	41	28	1,148.00	SF	21.00
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,200.00
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,400.00

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,799	120.0100	136.81	246,121	2004	2009	0	0	0	7.70	92.30	
1 SINGLE FAM - 100% - 2024 Heated Area: 1526 HX Base Yr													
861123 WORTHINGTON DR, YULEE													
BLD DATE: 01/20/2020 KKA													
XF DATE: AG DATE:													
INC DATE:													

TOTAL OB/XF													
38,634													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		227,170	
TOTAL MARKET OB/XF VALUE		38,634	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		345,804	
SOH/AGL Deduction		0	
ASSESSED VALUE		345,804	
TOTAL EXEMPTION VALUE		13	345,804
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		345,804	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,071	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26128	REMODEL	3,231	06/01/2012
B22058	XFOB	6,525	11/01/2008
B21945	SWIM POOL	27,900	09/01/2008
B0412251	NEW CONSTR	106,299	01/30/2004
R045806	REPAIR/RRF	1,500	01/30/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2666/41	8/25/2023	WD	Q	I	01	420,000
GRANTOR: HUDSPATH BRUCE B						
GRANTEE: FRANCIS JASON COREY						
1913/1840	4/17/2014	WD	Q	I	01	164,900
GRANTOR: LAMOTHE THOMAS A						
GRANTEE: HUDSPATH BRUCE B						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W12 FOP=[YR=2008] W17 S11 E17 N11\$ S11 W34 S23 FGR=[YR=2004] S19 E20 N19 W20\$E20 S14 E10 FOP=[YR=2004] E4 N7 W4 S7\$ N7 E4 S7 E12 N48\$.									