



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	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	2,568	100	2,568	290,397
FGR	480	55	264	29,854
FOP	12	30	4	452
FSP	262	40	105	11,874
TOTALS	3,322		2,941	332,578

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,788.00	SF	4.80	4.80	
2	0855	CONC PAVER	0	100	0	0	1,276.00	SF	12.00	12.00	
3	0861	POOL GUNIT	0	100	0	0	560.00	SF	102.00	102.00	
4	0911	SCRN RM A	0	100	54	34	1,836.00	SF	21.00	21.00	
5	0350	CARPORT WD	0	100	30	20	600.00	SF	19.50	19.50	

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	2,941	109.9142	125.30	368,507	2004	2004	0	0	9.75	90.25
1 SINGLE FAM - 100% - 2005						Heated Area: 2568		HX Base Yr 2005			
BLD DATE								LGL DATE			
XF DATE								LAND DATE			
INC DATE						861221 WORTHINGTON DR, YULEE					

TOTAL OB/XF											
51,924											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										358,136	
TOTAL MARKET OB/XF VALUE										51,924	
TOTAL LAND VALUE - MARKET										88,000	
TOTAL MARKET VALUE										498,060	
SOH/AGL Deduction										238,453	
ASSESSED VALUE										259,607	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										209,607	
TOTAL JUST VALUE										498,060	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										410,264	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004839	ADDITION	22,000	04/19/2021
B0412250	NEW CONSTR	184,256	01/30/2004
R045805	REPAIR/RRF	1,500	01/30/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1247/0002	7/21/2004	WD	Q	I		183,500			
GRANTOR: WATSON HOME BUILDERS									
GRANTEE: KIELY DOUGLAS & VIC									
1185/0506	10/30/2003	WD	U	V	19	28,000			
GRANTOR: PAGE HILL ASSOCIATES									
GRANTEE: WATSON HOME BUILDER									

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2004;ORIG=0,0] W4 N2 W12 S2 W3 S11 W10 S2 W11 N10 W3 N3 W17 S58 E13 N7 E10 N2 E6 S2 E10 N13 E1 N3 E20 N35 \$											
FGR=[YR=2004;ORIG=-21,51] S7 E21 N23 W20 S3 W1 S13 \$											
FSP=[YR=2004;ORIG=-19,0] W24 S3 E3 S10 E11 N2 E10 N11 \$											
FOP=[YR=2004;ORIG=-37,51] E6 N2 W6 S2 \$											

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