LOT 28
IN OR 1376/716
PAGE HILL #3 PB 6/341

MASSEY DAVID K & ROBIN L
861287 WORTHINGTON DRIVE
YULEE, FL 32097

2024

51-3N-27-1627-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

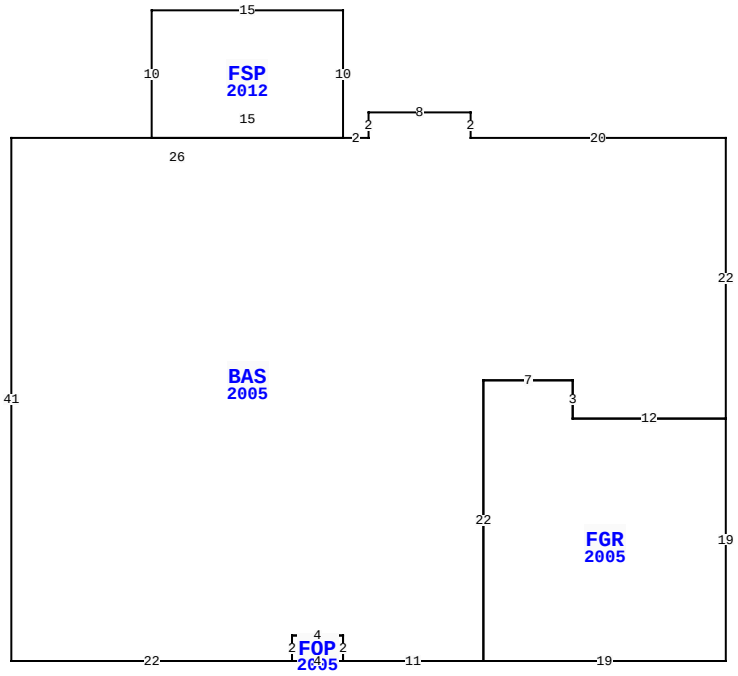
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,922	100	1,922	225,116
FGR	382	55	210	24,596
FOP	8	30	2	234
FSP	150	40	60	7,027
TOTALS	2,462		2,194	256,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,194	114.1602	130.14	285,527	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1922 HX Base Yr 2006



861287 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		256,974
TOTAL MARKET OB/XF VALUE		8,734
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		345,708
SOH/AGL Deduction		191,950
ASSESSED VALUE		153,758
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,758
TOTAL JUST VALUE		345,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10259	TANKS/BLRS	0	09/01/2005
E15594	ELEC OTHER	1,600	08/01/2005
P09761	OTHER	0	07/01/2005
R0507726	REPAIR/RRF	1,500	06/01/2005
B0515358	NEW CONSTR	181,740	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0716	12/22/2005	WD	Q	I		183,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MASSEY DAVID K & RO						
1301/0424	3/11/2005	WD	U	V	19	79,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 N2 W8 S2 W2 FSP=[YR=2012] N10 W15 S10 E15$ W26 S41 E22 FOP=[YR=2005] E4 N2 W4 S2$ N2 E4 S2 E11 FGR=[YR=2005] E19 N19 W12 N3 W7 S22$ N22 E7 S3 E12 N22$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2005	2005	3	89	3,738	
2	0811	CONCRETE B	0	100	0	0	931.00	SF	6.24	6.24	100	2005	2005	3	86	4,996	

LAND DESCRIPTION

TOTAL OB/XF 8,734

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 04/16/2024 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS