



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
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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	1,340	100	1,340	166,199
FGR	475	55	261	32,371
FOP	9	30	3	372
FSP	120	40	48	5,954
TOTALS	1,944		1,652	204,896

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0812	CONCRETE C	BLD CAP	0 100	L W	0 0	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
							1,230.00	SF	4.80	4.80	100	2005	2005	3	86	5,077	

LAND DESCRIPTION			TOTAL OB/XF 5,077														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,652	120.8900	137.81	227,662	2005	2005	0	0	0 10.00	90.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1340 HX Base Yr 2023											

861307 WORTHINGTON DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		204,896		
TOTAL MARKET OB/XF VALUE		5,077		
TOTAL LAND VALUE - MARKET		80,000		
TOTAL MARKET VALUE		289,973		
SOH/AGL Deduction		188,837		
ASSESSED VALUE		101,136		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		51,136		
TOTAL JUST VALUE		289,973		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		247,517		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514888	ELEC OTHER	0	05/01/2005
M09271	MECH OTHER	0	02/01/2005
E0514228	ELEC OTHER	2,000	02/01/2005
P0408795	OTHER	0	12/01/2004
B0413943	NEW CONSTR	162,800	10/01/2004
R046806	REPAIR/RRF	1,300	10/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2592/0384	7/15/2022	WD	Q	I	01
GRANTOR: GIOVANNI PATRICK					SALE PRICE
GRANTEE: KENDALL DENNIS & DI					
1912/1896	4/11/2014	SW	U	I	12
GRANTOR: FANNIE MAE					84,000
GRANTEE: GIOVANNI PATRICK					

BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2005] W20 FSP=[YR=2005] N10 W12 S10 E12\$ W25 S32 E11 N4 FOP=[YR=2005] E3 N3 W3 S3\$ N3 E3 S3 E11 S5 FGR=[YR=2005] S21 E20 N26 W11 S5 W9\$ E9 N5 E11 N28\$.					