LOT 37
IN OR 1319/1844
PAGE HILL #3 PB 6/341

AINSWORTH ALAN
861463 WORTHINGTON DRIVE
YULEE, FL 32097

2024

51-3N-27-1627-0037-0000

BUILDING CHARACTERISTICS

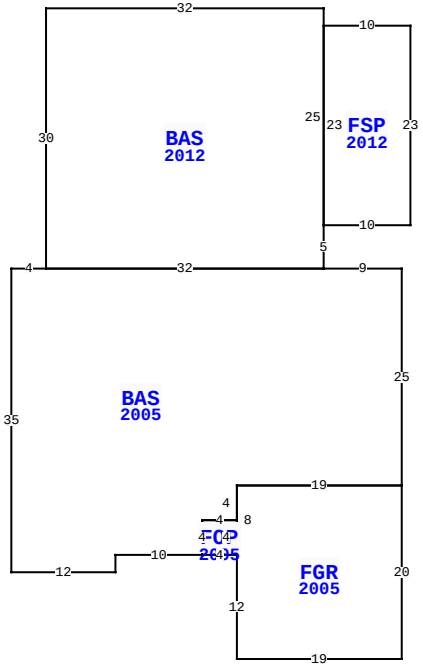
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,341	100	1,341	159,030
BAS	960	100	960	113,847
FGR	380	55	209	24,785
FOP	16	30	5	593
FSP	230	40	92	10,911
TOTALS	2,927		2,607	309,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,607	110.6688	126.16	328,899	2005	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2006 Heated Area: 2301 HX Base Yr 2006



861463 WORTHINGTON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,611
TOTAL MARKET OB/XF VALUE		14,843
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		421,454
SOH/AGL Deduction		216,191
ASSESSED VALUE		205,263
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,263
TOTAL JUST VALUE		421,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,993

BLDG:1:1: EYB CHANGE DUE TO ADDITION'S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24534	REMODEL	0	01/01/2012
E24395	NEW CONSTR	0	12/01/2011
B25373	ADDITION	103,240	12/01/2011
B25374	ADDITION	27,095	12/01/2011
M16764	H/AC	0	12/01/2011
E0413945	ELEC OTHER	1,992	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1319/1844	5/25/2005	WD	Q	I		136,500
GRANTOR: HALLMARK HOMES INC						
GRANTEE: AINSWORTH ALAN						
1257/1177	9/08/2004	WD	U	V	19	28,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W9 W32 W4 S35 E12 N2 E10 N4 E4 N4 E19 N25 $
BAS=[YR=2012;ORIG=-9,0] N5 N25 W32 S30 E32 $
FGR=[YR=2005;ORIG=-19,33] S12 E19 N20 W19 S8 $
FSP=[YR=2012;ORIG=-9,-5] E10 N23 W10 S23 $
FOP=[YR=2005;ORIG=-23,33] E4 N4 W4 S4 $
.

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	0812	CONCRETE C	0	100	0	0	1,180.00	SF	4.80	4.80	100	2005	2005	3	86	4,871	
3	1242	WD DECK A	0	100	0	0	340.00	SF	12.00	12.00	100	2012	2012	3	55	2,244	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2012	2012	3	95	3,990	

LAND DESCRIPTION

TOTAL OB/XF 14,843

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	0003	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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

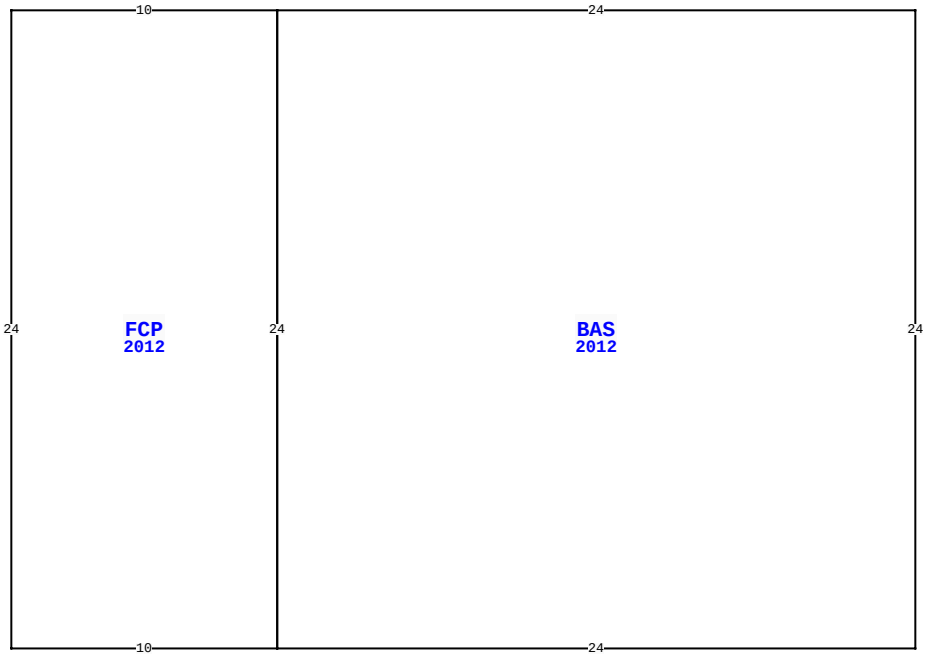
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	15,800
FCP	240	25	60	1,646
TOTALS	816		636	17,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	636	75.0750	31.53	20,053	2012	2012	0	0	0	13.00	87.00

2 GARAGE RES – 100% - 2006 Heated Area: 576 HX Base Yr 2006



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BASE TAXABLE VALUE		155,263
TOTAL JUST VALUE		421,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413784	NEW CONSTR	101,185	10/01/2004
R046717	REPAIR/RRF	4,000	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: HALLMARK HOMES INC						
GRANTEE: AINSWORTH ALAN						
1257/1177	9/08/2004	WD	U	V	19	28,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W24 FCP=[YR=2012] W10 S24 E10 N24$ S24 E24 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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