LOT 45
IN OR 1352/483
PAGE HILL #3 PB 6/341

KUDALSKI DENISE M & DONALD B
861615 WORTHINGTON DRIVE
YULEE, FL 32097

2024

51-3N-27-1627-0045-0000

BUILDING CHARACTERISTICS

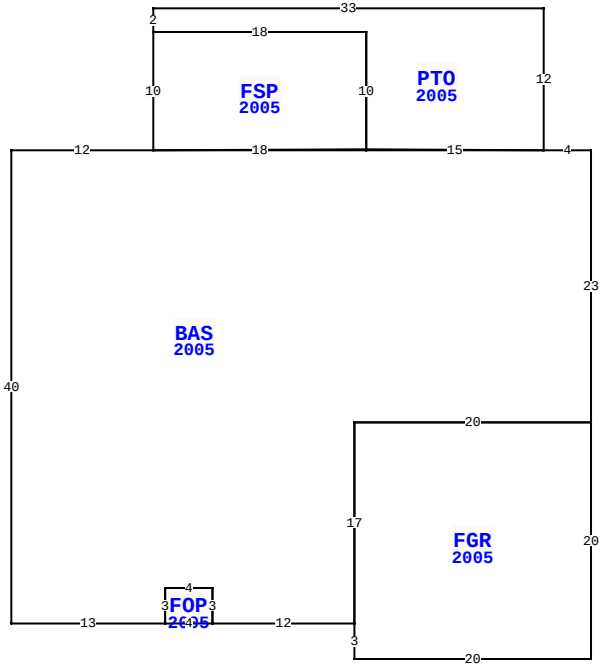
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,609	100	1,609	194,117
FGR	400	55	220	26,542
FOP	12	30	4	482
FSP	180	40	72	8,687
PTO	216	5	11	1,328
TOTALS	2,417		1,916	231,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,916	117.5900	134.05	256,840	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1609 HX Base Yr 2006



861615 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		231,156
TOTAL MARKET OB/XF VALUE		4,722
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		315,878
SOH/AGL Deduction		178,029
ASSESSED VALUE		137,849
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		82,849
TOTAL JUST VALUE		315,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514948	ELEC OTHER	1,600	05/01/2005
M0509771	H/AC	0	05/01/2005
P09331	OTHER	0	04/01/2005
R07336	REPAIR/RRF	1,500	03/01/2005
B14750	NEW CONSTR	163,090	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1352/0483	9/23/2005	WD	Q	I		164,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KUDALSKI DENISE M &						
1259/1936	9/17/2004	WD	U	V	19	1,950,400
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	880.00	SF	6.24	6.24	100	2005	2005	3	86	4,722	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W4 U0.1L15 D0.1L18 W12 S40 E13 N3 E4 S3 E12 N17 E20 N23 $
FGR=[YR=2005;ORIG=-20,40] S3 E20 N20 W20 S17 $
PTO=[YR=2005;ORIG=-4,0] N12 W33 S2 E18 S10 E15 $
FSP=[YR=2005;ORIG=-37,-10] S10 E18 N10 W18 $
FOP=[YR=2005;ORIG=-36,40] E4 N3 W4 S3 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,722

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