LOT 51
PAGE HILL #3 PB 6/341

BIENER PAULA CLARK & MARK TYLER
28132 GRANDVIEW MNR
YULEE, FL 32097

2024

51-3N-27-1627-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	16	WD FR STUC 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		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

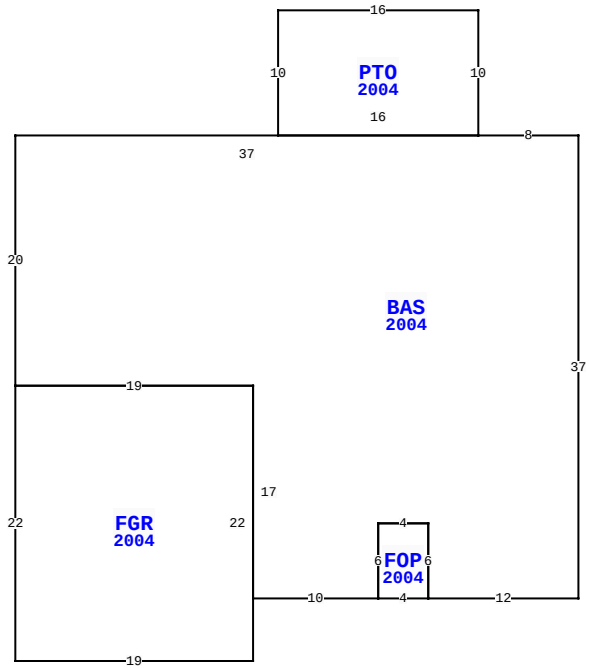
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,318	100	1,318	157,151
FGR	418	55	230	27,424
FOP	24	30	7	834
PTO	160	5	8	954
TOTALS	1,920		1,563	186,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,563	115.5660	131.75	205,925	2004	2004	0	0	0	9.50	90.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1318 HX Base Yr



861592 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	186,362
TOTAL MARKET OB/XF VALUE	4,812
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	271,174
SOH/AGL Deduction	0
ASSESSED VALUE	271,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,174
TOTAL JUST VALUE	271,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412314	NEW CONSTR	102,000	02/01/2004
P047634	NEW CONSTR	0	02/01/2004
R045849	REPAIR/RRF	1,300	02/01/2004
E0412622	NEW CONSTR	2,000	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/0959	12/16/2021	WD	U	I	30	270,000
GRANTOR: CLARK PAULA K						
GRANTEE: BIENER PAULA CLARK						
2082/1635	11/04/2016	WD	Q	I	01	154,900
GRANTOR: NORDSTROM WAYNE J						
GRANTEE: CLARK PAULA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W8 PTO=[YR=2004] N10 W16 S10 E16 $ W37 S20
FGR=[YR=2004] S22 E19 N22 W19 $ E19 S17 E10 FOP=[YR=2004]
E4 N6 W4 S6 $ N6 E4 S6 E12 N37 $.

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	0	0	0	918.00	SF	6.24	6.24	100	2004	2004	3	84	4,812	

LAND DESCRIPTION

TOTAL OB/XF 4,812

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	0		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS