LOT 57
PAGE HILL #3 PB 6/341

JONES DEANNA MARIE
861478 WORTHINGTON DRIVE
YULEE, FL 32097

2024

51-3N-27-1627-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

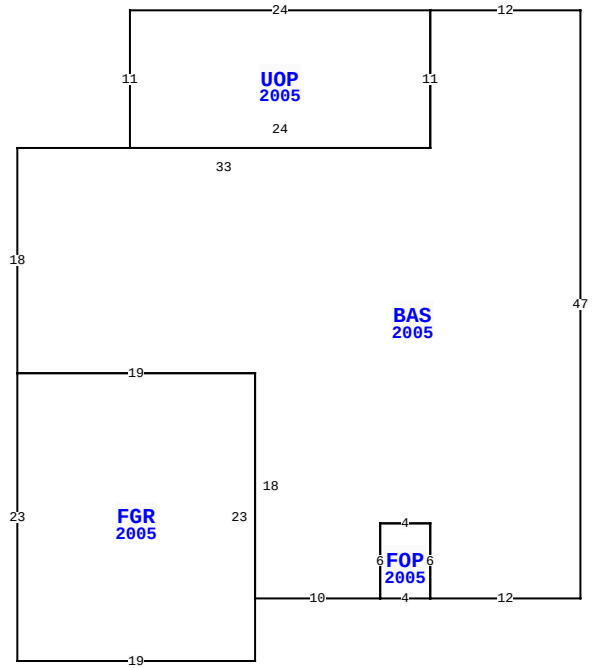
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,386	100	1,386	178,623
FGR	437	55	240	30,930
FOP	24	30	7	903
UOP	264	20	53	6,830
TOTALS	2,111		1,686	217,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,686	123.7500	141.08	237,861	2005	2005	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2019 Heated Area: 1386 HX Base Yr 2019



861478 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		217,286
TOTAL MARKET OB/XF VALUE		15,897
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		313,183
SOH/AGL Deduction		128,611
ASSESSED VALUE		184,572
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,572
TOTAL JUST VALUE		313,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14750	ELEC OTHER	1,500	04/01/2005
E14626	ELEC OTHER	1,500	03/01/2005
M09412	MECH OTHER	0	03/01/2005
B0413358	NEW CONSTR	132,000	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2728/856	7/17/2024	WD	Q	I	01	380,000
GRANTOR: SMITH MARK L						
GRANTEE: JONES DEANNA MARIE						
2109/0818	3/27/2017	WD	Q	I	01	176,000
GRANTOR: SAVAGE MICHAEL J & LA						
GRANTEE: SMITH MARK L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W12 S11 W33 S18 E19 S18 E10 N6 E4 S6 E12 N47 $
FGR=[YR=2005;ORIG=-45,29] S23 E19 N23 W19 $
UOP=[YR=2005;ORIG=-12,0] W24 S11 E24 N11 $
FOP=[YR=2005;ORIG=-16,47] E4 N6 W4 S6 $
.

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	864.00	SF	6.24	6.24	100	2005	2005	3	86	4,637	
2	0476	VF 6 SBPL	0	100	0	0	174.00	LF	38.40	38.40	100	2010	2010	3	78	5,212	
3	0351	CARPORT MT	0	100	36	14	504.00	SF	12.00	12.00	100	2024	2023		100	6,048	

LAND DESCRIPTION

TOTAL OB/XF 15,897

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