



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Exterior Wall	16
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
Occupancy	00

Quality	05
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,585	100	1,585	191,991
FGR	460	55	253	30,646
FOP	15	30	4	484
FSP	180	40	72	8,721
TOTALS	2,240		1,914	231,843

L N	OB/CF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/CF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0			6.24	100	2005	2005	3	86	4,964	

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,914 116.3162 132.60 253,796 2005 2005 0 0 8.65 91.35

1 SINGLE FAM - 100% - 2016 Heated Area: 1585 HX Base Yr 2016

18

10

10

18

37

13

49

20

20

23

12

13

5

3

3

5

FSP

2005

BAS

2005

FGR

2005

FOP

2005

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

861312 WORTHINGTON DR, YULEE

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY					STANDARD	
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE					231,843	
TOTAL MARKET OB/XF VALUE					4,964	
TOTAL LAND VALUE - MARKET					80,000	
TOTAL MARKET VALUE					316,807	
SOH/AGL Deduction					156,015	
ASSESSED VALUE					160,792	
TOTAL EXEMPTION VALUE			HX HB VX		55,000	
BASE TAXABLE VALUE					105,792	
TOTAL JUST VALUE					316,807	
NCON VALUE					0	
INCOME VALUE						
PREVIOUS YEAR MKT VALUE					268,741	