LOT 42
IN OR 1611/72
ESMT PT OR 1117/1699

FRENTZEL LINDA I TRUSTEE
861810 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1626-0042-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

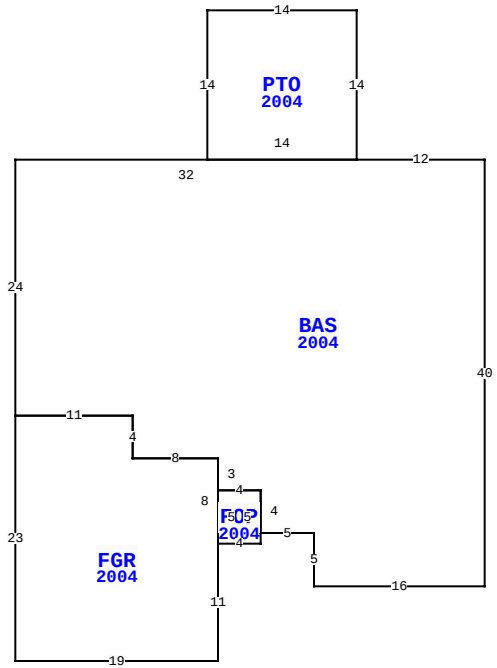
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,427	100	2004	1,427	184,052
FGR	405	55	2004	223	28,762
FOP	20	30	2004	6	774
PTO	196	5	2004	10	1,290
TOTALS	2,048			1,666	214,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,666	119.1300	142.96	238,171	2004	2004	0	0	0	9.78	90.22

1 SINGLE FAM – 100% - 2005 Heated Area: 1427 HX Base Yr 2005



861810 WORTHINGTON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,878
TOTAL MARKET OB/XF VALUE		7,942
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		307,820
SOH/AGL Deduction		176,221
ASSESSED VALUE		131,599
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		30,877
TOTAL JUST VALUE		307,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412614	NEW CONSTR	110,366	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1611/0072	3/16/2009	QC	U	I	19	100
GRANTOR: FRENTZEL LINDA						
GRANTEE: FRENTZEL LINDA I TR						
1285/0075	1/03/2005	WD	U	I	21	132,700
GRANTOR: HALLMARK HOMES INC						
GRANTEE: FRENTZEL LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 PTO=[YR=2004] N14 W14 S14 E14$ W32 S24
FGR=[YR=2004] S23 E19 N11 FOP=[YR=2004] E4 N5 W4 S5$ N8 W8 N4
W11$ E11 S4 E8 S3 E4 S4 E5 S5 E16 N40$.

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	2004	2004	3	87	3,654	
2	0811	CONCRETE B	0	100	0	0	828.00	SF	6.24	6.24	100	2004	2004	3	83	4,288	

LAND DESCRIPTION

TOTAL OB/XF 7,942

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	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS