LOT 43
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

AINSWORTH HILDA M L/E/
861792 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1626-0043-0000

BUILDING CHARACTERISTICS

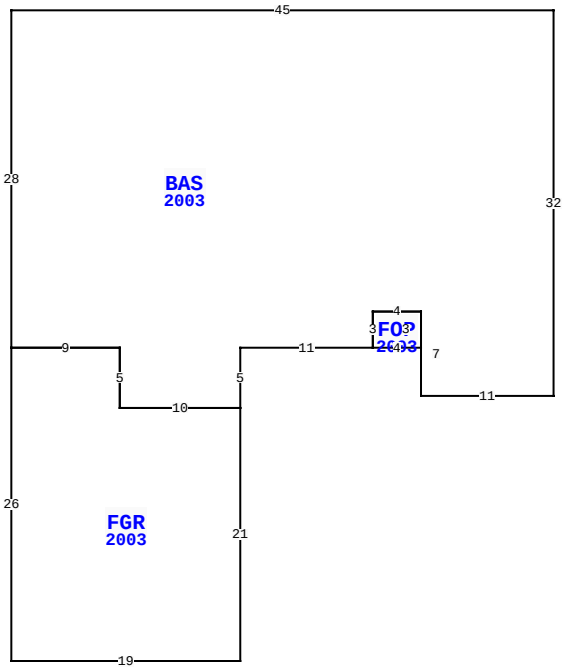
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,342	100	2003	1,342	178,512
FGR	444	55	2003	244	32,457
FOP	12	30	2003	4	532
TOTALS	1,798			1,590	211,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,590	125.3274	150.39	239,120	2003	2008	0	0	0	11.55	88.45

1 SINGLE FAM – 100% - 2004 Heated Area: 1342 HX Base Yr 2004



861792 WORTHINGTON DR, YULEE

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

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	2003	2003	3	82	4,503	
2	0851	PATIO STON	0	100	0	0	480.00	SF	0.90	0.90	100	2005	2005	3	84	363	
3	0755	FSP	0	100	24	10	240.00	SF	24.00	24.00	100	2005	2005	3	22	1,267	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,502
TOTAL MARKET OB/XF VALUE		6,133
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		302,635
SOH/AGL Deduction		167,876
ASSESSED VALUE		134,759
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		34,037
TOTAL JUST VALUE		302,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005747	ROOF	8,000	07/21/2020
B0311182	NEW CONSTR	101,839	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/248	8/13/2024	QC	U	I	11	100
GRANTOR: AINSWORTH HILDA M						
GRANTEE: SMIDDY ELIZABETH						
1924/1923	6/26/2014	QC	U	I	11	100
GRANTOR: AINSWORTH HILDA M						
GRANTEE: SMIDDY ELIZABETH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W45 S28 FGR=[YR=2003] S26 E19 N21 W10 N5 W9$ E9 S5 E10 N5 E11 FOP=[YR=2003] E4 N3 W4 S3$ N3 E4 S7 E11 N32$.

LAND DESCRIPTION

TOTAL OB/XF 6,133

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