LOT 44
IN OR 1882/1604
ESMT PT OR 1117/1699

JOHNSON SAUNDRA S
861764 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1626-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

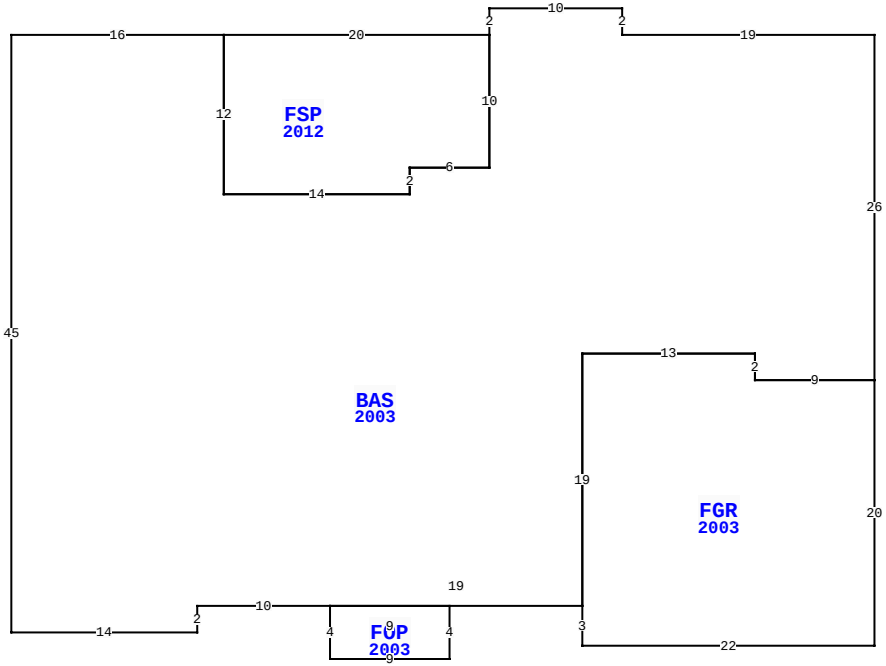
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2003	2,215	253,030
FGR	466	55	2003	256	29,244
FOP	36	30	2003	11	1,256
FSP	228	40	2012	91	10,396
TOTALS	2,945			2,573	293,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,573	112.9920	135.59	348,873	2003	2003	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 0 Heated Area: 2215 HX Base Yr



861764 WORTHINGTON DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	293,926
TOTAL MARKET OB/XF VALUE	4,625
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	383,551
SOH/AGL Deduction	56,348
ASSESSED VALUE	327,203
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,203
TOTAL JUST VALUE	383,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311168	NEW CONSTR	0	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1882/1604	9/25/2013	QC	U	I	11	100
GRANTOR: JOHNSON SAUNDRA S MIC						
GRANTEE: JOHNSON SAUNDRA S						
1192/1097	12/02/2003	WD	Q	I		178,600
GRANTOR: HALLMARK HOMES INC						
GRANTEE: MCCURDY SAUNDRA SHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W19 N2 W10 S2 FSP=[YR=2012] W20 S12 E14 N2 E6 N10 $ S10 W6 S2 W14 N12 W16 S45 E14 N2 E10 FOP=[YR=2003] S4 E9 N4 W9 $ E19 FGR=[YR=2003] S3 E22 N20 W9 N2 W13 S19 $ N19 E13 S2 E9 N26 $.

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	0812	CONCRETE C	0	0	0	0	1,175.00	SF	4.80	4.80	100	2003	2003	3	82	4,625	

LAND DESCRIPTION

TOTAL OB/XF 4,625

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	0		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