LOT 45
IN OR 1231/1744
ESMT PT OR 1117/1699

JOHNSON ALBERT A & GLORIA J
861726 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1626-0045-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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

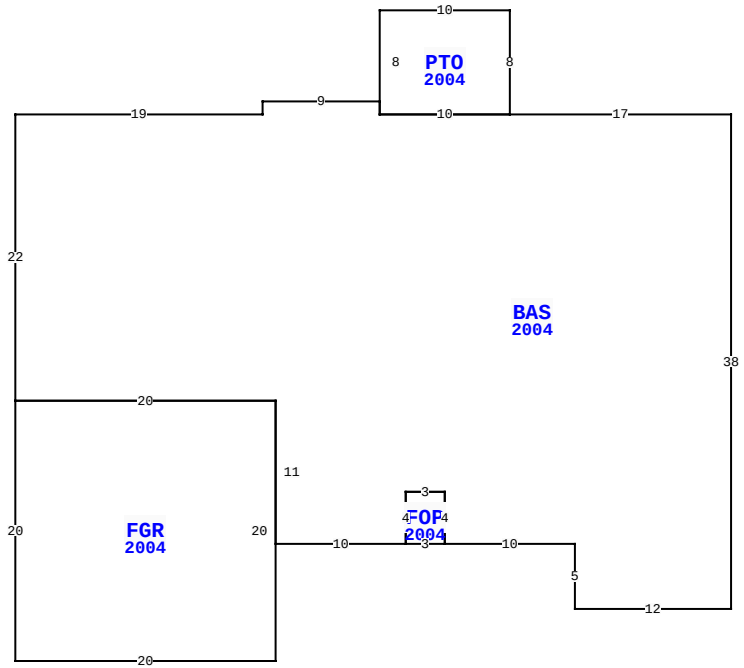
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100	2004	1,652	208,794
FGR	400	55	2004	220	27,805
FOP	12	30	2004	4	505
PTO	80	5	2004	4	505
TOTALS	2,144			1,880	237,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	117.3942	140.87	264,836	2004	2004	0	0	0	10.28	89.72

1 SINGLE FAM – 100% - 2005 Heated Area: 1652 HX Base Yr 2005



861726 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	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	900.00	SF	6.24	6.24	100	2004	2004	3	83	4,661	
3	0476	VF 6 SBPL	0	100	0	0	476.00	LF	38.40	38.40	100	2005	2005	3	64	11,698	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,611
TOTAL MARKET OB/XF VALUE		20,013
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		342,624
SOH/AGL Deduction		192,397
ASSESSED VALUE		150,227
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,505
TOTAL JUST VALUE		342,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008994	REPAIR/RRF	8,579	10/12/2017
M1623361	H/AC	0	08/01/2016
E0412331	NEW CONSTR	2,000	01/01/2004
B0311903	NEW CONSTR	116,947	11/01/2003
R035566	REPAIR/RRF	1,500	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1231/1744	5/19/2004	WD	Q	I		128,200
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: JOHNSON ALBERT A &						
1179/0617	10/08/2003	WD	U	V	19	23,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: MEADOWFIELD OF JAX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 PTO=[YR=2004] N8 W10 S8 E10$ W10 N1 W9 S1 W19 S22 FGR=[YR=2004] S20 E20 N20 W20$ E20 S11 E10 FOP=[YR=2004] E3 N4 W3 S4$ N4 E3 S4 E10 S5 E12 N38$.

LAND DESCRIPTION

TOTAL OB/XF 20,013

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