LOT 48
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

VM PRONTO LLC
5001 PLAZA ON THE LAKE, SUITE #200
AUSTIN, TX 78746

2025

51-3N-27-1626-0048-0000

BUILDING CHARACTERISTICS

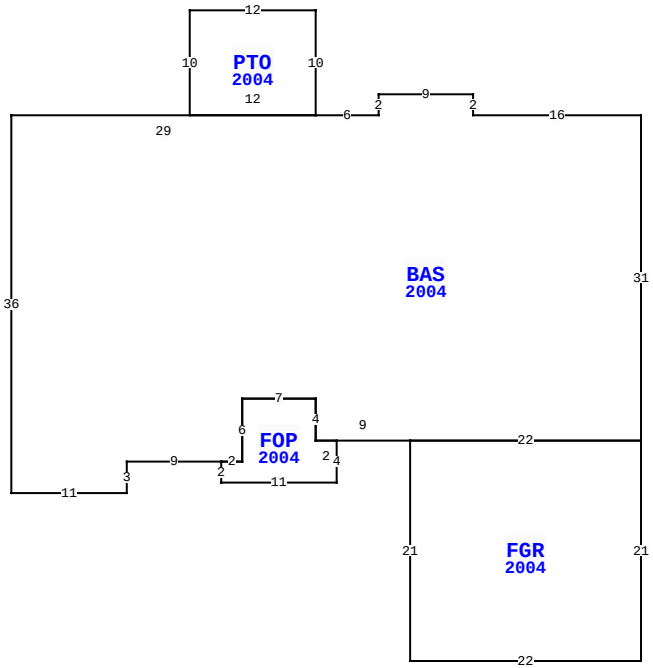
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,927	100	2004	1,927	256,122
FGR	462	55	2004	254	33,760
FOP	68	30	2004	20	2,658
PTO	120	5	2004	6	797
TOTALS	2,577			2,207	293,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,207	119.2268	143.07	315,755	2004	2009	0	0	0	7.10	92.90

1 SINGLE FAM – 0% - 0 Heated Area: 1927 HX Base Yr



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

861670 WORTHINGTON DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	293,336
TOTAL MARKET OB/XF VALUE	4,438
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	382,774
SOH/AGL Deduction	58,769
ASSESSED VALUE	324,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,005
TOTAL JUST VALUE	382,774
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412182	NEW CONSTR	140,092	01/30/2004
R045758	REPAIR/RRF	4,300	01/30/2004
E0412291	NEW CONSTR	4,500	01/30/2004
P047543	NEW CONSTR	0	01/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2495/0106	9/03/2021	SW	U	I	11	100
GRANTOR: ARVM5 LLC						
GRANTEE: VM PRONTO LLC						
2460/0585	5/06/2021	WD	Q	I	01	280,500
GRANTOR: ARMSTRONG JOHN FRED &						
GRANTEE: ARVM5 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 N2 W9 S2 W6 PTO=[YR=2004] N10 W12 S10 E12$ W29 S36 E11 N3 E9 FOP=[YR=2004] S2 E11 N4 W2 N4 W7 S6 W2$ E2 N6 E7 S4 E9 FGR=[YR=2004] S21 E22 N21 W22$ E22 N31$.

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	1,114.00	SF	4.80	4.80	100	2004	2004	3	83	4,438	

LAND DESCRIPTION

TOTAL OB/XF 4,438

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