

LOT 52
IN OR 1216/989
ESMT PT OR 1117/1699

ADAMS SEAN & JULIE/
861729 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1626-0052-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	14	CARPET 80
Interior Floo	08	SHT VINYL 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

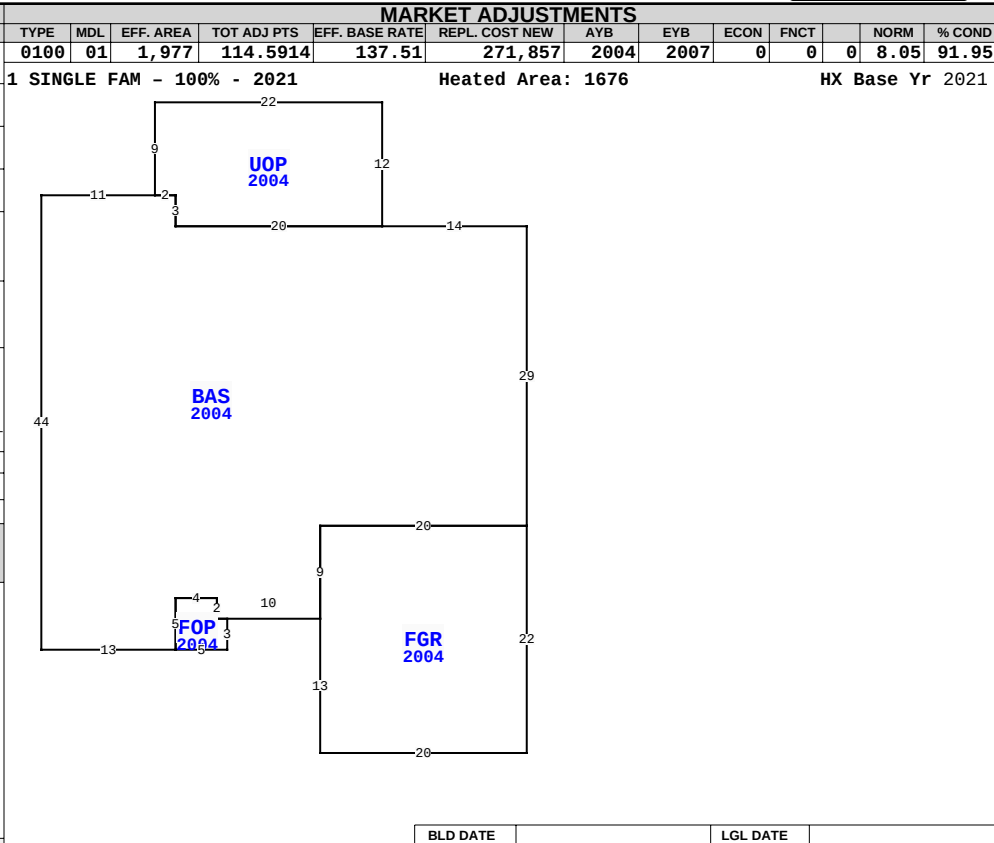
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4039.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	2004	1,676	211,914
FGR	440	55	2004	242	30,598
FOP	23	30	2004	7	885
UOP	258	20	2004	52	6,575

TOTALS	2,397			1,977	249,973
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0811	CONCRETE B



861729 WORTHINGTON DR, YULEE	BLD DATE	LGL DATE	04/22/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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		980.00	SF	6.24				5,076	

LAND DESCRIPTION	TOTAL OB/XF	5,076
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				249,973	
TOTAL MARKET OB/XF VALUE				5,076	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				340,049	
SOH/AGL Deduction				162,662	
ASSESSED VALUE				177,387	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				126,665	
TOTAL JUST VALUE				340,049	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				323,895	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009426	WINDOWS	5,159	10/30/2020
B0311860	NEW CONSTR	121,598	10/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1216/0989	3/18/2004	WD	Q	I	
GRANTOR: HALLMARK HOMES INC					SALE PRICE
GRANTEE: ADAMS SEAN & JULIE					
1165/1393	8/26/2003	WD	U	V	19
GRANTOR: PAGE HILL ASSOCIATES					23,500
GRANTEE: HALLMARK HOMES INC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004;ORIG=0,0] W14 W20 N3 W2 W11 S44 E13 N5 E4 S2 E10 N9 E20 N29 \$									
FGR=[YR=2004;ORIG=-20,38] S13 E20 N22 W20 S9 \$									
UOP=[YR=2004;ORIG=-14,0] N12 W22 S9 E2 S3 E20 \$									
FOP=[YR=2004;ORIG=-34,41] E5 N3 W1 N2 W4 S5 \$									