



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	14	CARPET 40
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	1,680	100	2003	1,680	221,187
FGR	462	55	2003	254	33,441
FOP	12	30	2003	4	526
FSP	180	40	2012	72	9,479
TOTALS	2,334			2,010	264,635

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	943.00	SF	6.24	6.24	
2	0861	POOL GUNIT	0	100	0	0	288.00	SF	102.00	102.00	
3	0855	CONC PAVER	0	100	0	0	392.00	SF	12.00	12.00	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,010	122.9998	147.60	296,676	2003	2003	0	0	0	10.80	89.20	
1 SINGLE FAM - 100% - 2021 Heated Area: 1680 HX Base Yr 2021													
861745 WORTHINGTON DR, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/22/2025 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		264,635	
TOTAL MARKET OB/XF VALUE		34,064	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		383,699	
SOH/AGL Deduction		172,441	
ASSESSED VALUE		211,258	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		160,536	
TOTAL JUST VALUE		383,699	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		367,873	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003536	SWIM POOL	31,290	04/21/2017
00311316	NEW CONSTR	120,976	06/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/1314	5/28/2020	WD	Q	I	01	263,500
GRANTOR: SMITH HILLARY FAYE						
GRANTEE: KAUFFMAN ALICE B &						
2049/1468	5/31/2016	WD	Q	I	01	183,000
GRANTOR: THORNTON GREGORY						
GRANTEE: SMITH HILLARY FAYE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W20 FSP=[YR=2012] N10 W18 S10 E18 \$ W31 S41 E14 FOP=[YR=2003] E4 N3 W4 S3 \$ N3 E4 S3 E12 FGR=[YR=2003] S3 E21 N22 W21 S19 \$ N19 E21 N22 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
34,064											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
34,064											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	1.00