LOT 55
IN OR 2219/94
ESMT PT OR 1117/1699

BOND PAMELA J L/E/
861777 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1626-0055-0000

NASSAU COUNTY PROPERTY

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

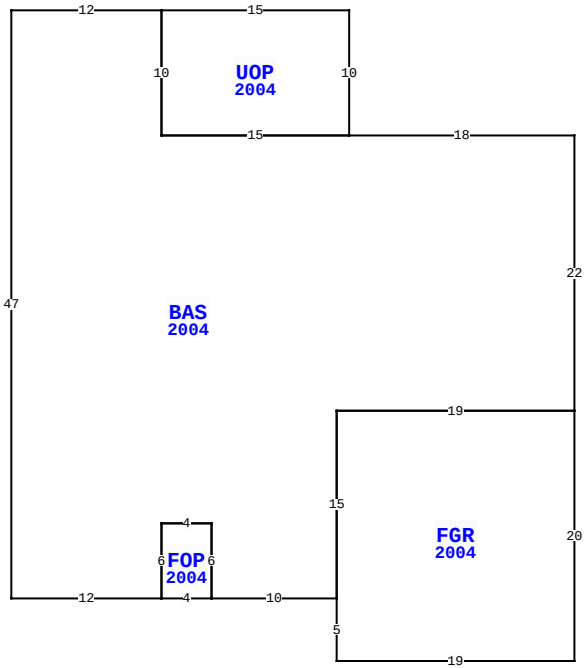
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	2004	1,476	190,372
FGR	380	55	2004	209	26,957
FOP	24	30	2004	7	903
UOP	150	20	2004	30	3,870
TOTALS	2,030			1,722	222,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,722	119.1300	142.96	246,177	2004	2004	0	0	0	9.78	90.22

1 SINGLE FAM – 100% - 2019 Heated Area: 1476 HX Base Yr 2019



861777 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		222,101
TOTAL MARKET OB/XF VALUE		4,143
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		311,244
SOH/AGL Deduction		171,055
ASSESSED VALUE		140,189
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		39,467
TOTAL JUST VALUE		311,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002297	REPAIR/RRF	3,650	01/01/2018
B0311945	NEW CONSTR	106,299	11/01/2003
R035596	REPAIR/RRF	1,500	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/0094	8/16/2018	QC	U	I	11	100
GRANTOR: BOND PAMELA J						
GRANTEE: BOND JOSHUA DANIEL						
2175/0494	2/05/2018	WD	Q	I	01	137,000
GRANTOR: CANAL WILLIAM E & BAR						
GRANTEE: BOND PAMELA J						

BUILDING NOTES

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	100	0	0	1,040.00	SF	4.80	4.80	100	2004	2004	3	83	4,143	

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W18 W15 N10 W12 S47 E12 N6 E4 S6 E10 N15 E19 N22 $
FGR=[YR=2004;ORIG=-19,37] S5 E19 N20 W19 S15 $
UOP=[YR=2004;ORIG=-18,0] N10 W15 S10 E15 $
FOP=[YR=2004;ORIG=-33,37] E4 N6 W4 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,143

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 04/16/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS