LOT 56
IN OR 1210/1253
ESMT PT OR 1117/1699

TODD KHELIA O
861795 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1626-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		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

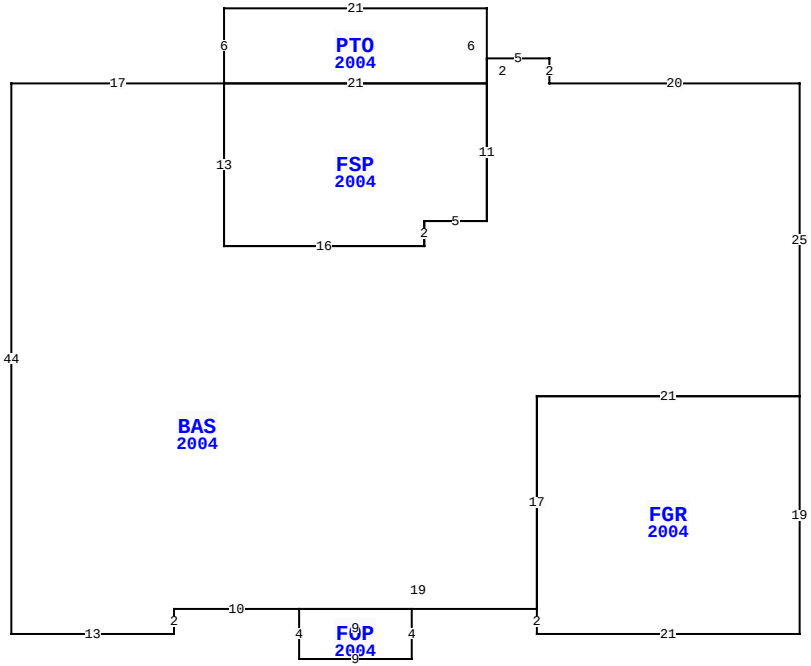
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100	2004	2,062	260,633
FGR	399	55	2004	219	27,681
FOP	36	30	2004	11	1,390
FSP	263	40	2004	105	13,272
PTO	126	5	2004	6	759
TOTALS	2,886			2,403	303,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,403	116.7474	140.10	336,660	2004	2004	0	0	0	9.78	90.22

1 SINGLE FAM – 100% - 2005 Heated Area: 2062 HX Base Yr 2005



861795 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		303,735
TOTAL MARKET OB/XF VALUE		8,163
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		396,898
SOH/AGL Deduction		222,097
ASSESSED VALUE		174,801
TOTAL EXEMPTION VALUE	SX HX HB	100,722
BASE TAXABLE VALUE		74,079
TOTAL JUST VALUE		396,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311725	NEW CONSTR	154,813	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1210/1253	2/26/2004	WD	Q	I		168,100
GRANTOR: HALLMARK HOMES INC						
GRANTEE: TODD LARRY D & KHEL						
1166/1294	8/29/2003	WD	U	V	19	23,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 N2 W5 S2 PTO=[YR=2004] N6 W21 S6 E21$
FSP=[YR=2004] W21 S13 E16 N2 E5 N11$ S11 W5 S2 W16 N13 W17
S44 E13 N2 E10 FOP=[YR=2004] S4 E9 N4 W9$ E19 FGR=[YR=2004]
S2 E21 N19 W21 S17$ N17 E21 N25$.

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	2,049.00	SF	4.80	4.80	100	2004	2004	3	83	8,163	

LAND DESCRIPTION

TOTAL OB/XF 8,163

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