LOT 57
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

THOMPSON-CHAPMAN TARA ANNE/THOMPSON JOHN W JR
861815 WORTHINGTON DRIVE
YULEE, FL 32097

**2025**

**51-3N-27-1626-0057-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 20 | FACE BRICK 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 |

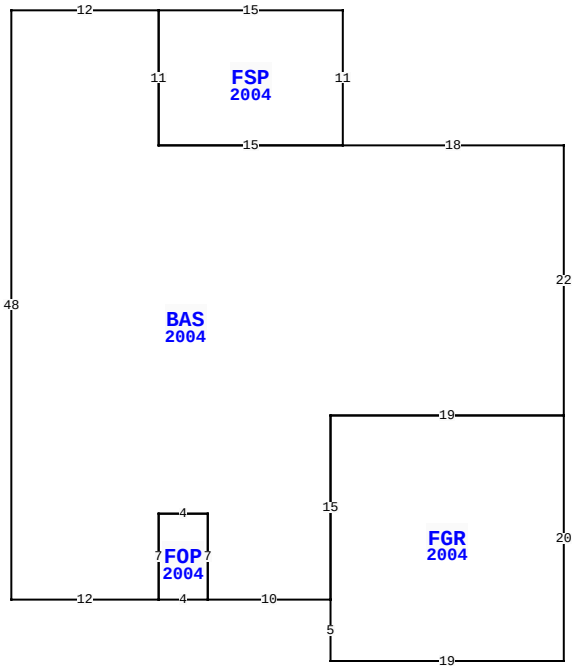
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4039.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,484 | 100 | 2004 | 1,484 | 190,344 |
| FGR | 380 | 55 | 2004 | 209 | 26,807 |
| FOP | 28 | 30 | 2004 | 8 | 1,026 |
| FSP | 165 | 40 | 2004 | 66 | 8,465 |
| TOTALS | 2,057 | | | 1,767 | 226,642 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,767 | 119.1300 | 142.96 | 252,610 | 2004 | 2004 | 0 | 0 | 0 | 10.28 | 89.72 |

1 SINGLE FAM – 100% - 2011 Heated Area: 1484 HX Base Yr 2011




861815 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 | | 226,642 |
| TOTAL MARKET OB/XF VALUE | | 4,064 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 315,706 |
| SOH/AGL Deduction | | 180,314 |
| ASSESSED VALUE | | 135,392 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 84,670 |
| TOTAL JUST VALUE | | 315,706 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 300,691 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0412235 | NEW CONSTR | 106,229 | 01/30/2004 |
| R045792 | REPAIR/RRF | 1,500 | 01/30/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2389/1077 | 6/03/2020 | QC | U | I | 11 | 53,300 |
| GRANTOR: THOMPSON-CHAPMAN TARA | | | | | | |
| GRANTEE: THOMPSON-CHAPMAN TA | | | | | | |
| 2339/0919 | 2/13/2020 | QC | U | I | 11 | 100 |
| GRANTOR: CHAPMAN ANDREW S & TH | | | | | | |
| GRANTEE: THOMPSON-CHAPMAN TA | | | | | | |

## 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 | 1,020.00 | SF | 4.80 | 4.80 | 100 | 2004 | 2004 | 3 | 83 | 4,064 | |

## BUILDING DIMENSIONS

BAS=[YR=2004] W18 FSP=[YR=2004] N11 W15 S11 E15$ W15 N11 W12 S48 E12 FOP=[YR=2004] E4 N7 W4 S7$ N7 E4 S7 E10 FGR=[YR=2004] S5 E19 N20 W19 S15 $ N15 E19 N22$ .

## LAND DESCRIPTION

TOTAL OB/XF 4,064

| 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