LOT 58
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

MCCORKLE BETTY FRANCIS & JAMES ARTHUR
861835 WORTHINGTON DR
YULEE, FL 32097

**2025**

**51-3N-27-1626-0058-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

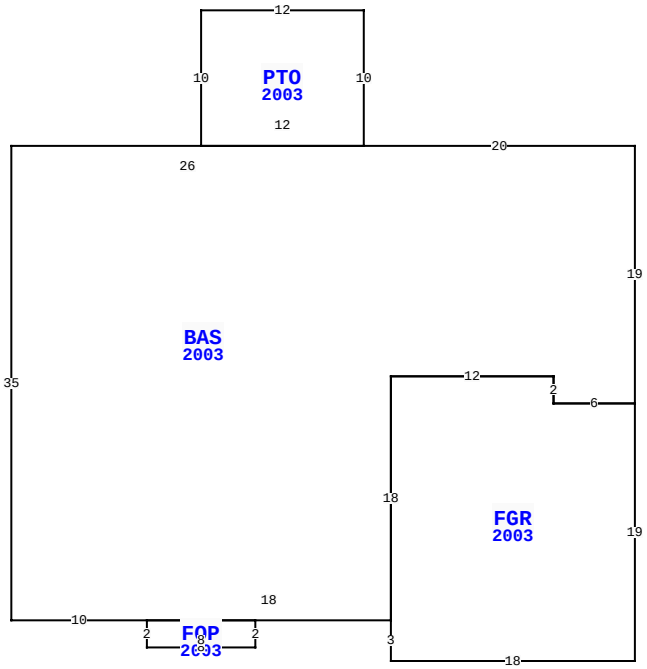
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 1,298 | 100 | 2003 | 1,298 | 181,186 |
| FGR | 366 | 55 | 2003 | 201 | 28,057 |
| FOP | 16 | 30 | 2003 | 5 | 698 |
| PTO | 120 | 5 | 2003 | 6 | 838 |
| TOTALS | 1,800 | | | 1,510 | 210,778 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,510 | 126.7860 | 152.14 | 229,731 | 2003 | 2013 | 0 | 0 | 0 | 8.25 | 91.75 |

1 SINGLE FAM – 100% - 2024 Heated Area: 1298 HX Base Yr 2024




861835 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 | | 210,778 |
| TOTAL MARKET OB/XF VALUE | | 8,873 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 304,651 |
| SOH/AGL Deduction | | 5,538 |
| ASSESSED VALUE | | 299,113 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 248,391 |
| TOTAL JUST VALUE | | 304,651 |
| NCON VALUE | | 4,560 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 286,252 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240009176 | 24 X 30 GARAGE (7 | 46,216 | 08/07/2024 |
| B0310812 | NEW CONSTR | 91,958 | 01/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2564/0408 | 5/19/2022 | WD | Q | I | 02 | 355,000 |
| GRANTOR: KENNEDY DONALD W & TI | | | | | | |
| GRANTEE: MCCORKLE BETTY FRAN | | | | | | |
| 2402/0944 | 10/22/2020 | WD | Q | I | 01 | 235,000 |
| GRANTOR: ALEXANDER DONNA L | | | | | | |
| GRANTEE: KENNEDY DONALD W & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W20 PTO=[YR=2003] N10 W12 S10 E12$ W26 S35 E10 FOP=[YR=2003] S2 E8 N2 W8$ E18 FGR=[YR=2003] S3 E18 N19 W6 N2 W12 S18$ N18 E12 S2 E6 N19$ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 843.00 | SF | 6.24 | 6.24 | 100 | 2003 | 2003 | 3 | 82 | 4,313 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 100.00 | LF | 38.40 | 38.40 | 100 | 2025 | 2024 | | 100 | 3,840 | |
| 3 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 360.00 | 360.00 | 100 | 2025 | 2024 | | 100 | 720 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,873

| 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 05/28/2025 BY KWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS