LOT 11
PAGE HILL #3 PB 6/341

HAMRICK FREDERICK/WINTER-HAMRICK MELISSA
861011 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1627-0011-0000

BUILDING CHARACTERISTICS

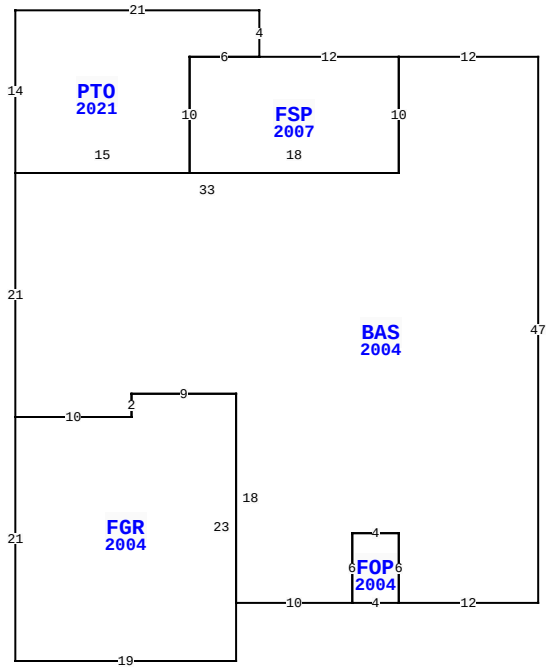
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,439	100	2004	1,439	214,169
FGR	417	55	2004	229	34,082
FOP	24	30	2004	7	1,042
FSP	180	40	2007	72	10,716
PTO	234	5	2021	12	1,786
TOTALS	2,294			1,759	261,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,759	133.4300	160.12	281,651	2004	2009	0	0	0	7.05	92.95

1 SINGLE FAM – 100% - 2023 Heated Area: 1439 HX Base Yr 2023



861011 WORTHINGTON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,795
TOTAL MARKET OB/XF VALUE		5,861
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		352,656
SOH/AGL Deduction		51,586
ASSESSED VALUE		301,070
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		250,348
TOTAL JUST VALUE		352,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20623	SCRN ENCLOSURE	6,500	10/01/2007
B0412540	NEW CONSTR	110,000	03/01/2004
R045971	REPAIR/RRF	1,300	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2480/0327	7/15/2021	WD	Q	I	01	299,000
GRANTOR: EVANS SHERRY A & JOSE						
GRANTEE: HAMRICK FREDERICK &						
2063/0644	7/28/2016	WD	Q	I	01	187,000
GRANTOR: KENDALL JOYCE B & WAL						
GRANTEE: EVANS SHERRY A & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 FSP=[YR=2007] W12 PTO=[YR=2021] N4 W21 S14 E15 N10 E6$ W6 S10 E18 N10$ S10 W33 S21 FGR=[YR=2004] S21 E19 N23 W9 S2 W10 $ E10 N2 E9 S18 E10 FOP=[YR=2004] E4 N6 W4 S6$ N6 E4 S6 E12 N47$.

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	1,108.00	SF	6.24	6.24	100	2004	2004	3	83	5,739	
2	0810	CONCRETE A	0	100	6	3	18.00	SF	7.80	7.80	100	2007	2007	3	87	122	

LAND DESCRIPTION

TOTAL OB/XF 5,861

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