LOT 13
IN OR 1325/1282
PAGE HILL #3 PB 6/341

ALMEIDA CARLOS A & NATALIA A
861039 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0013-0000

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

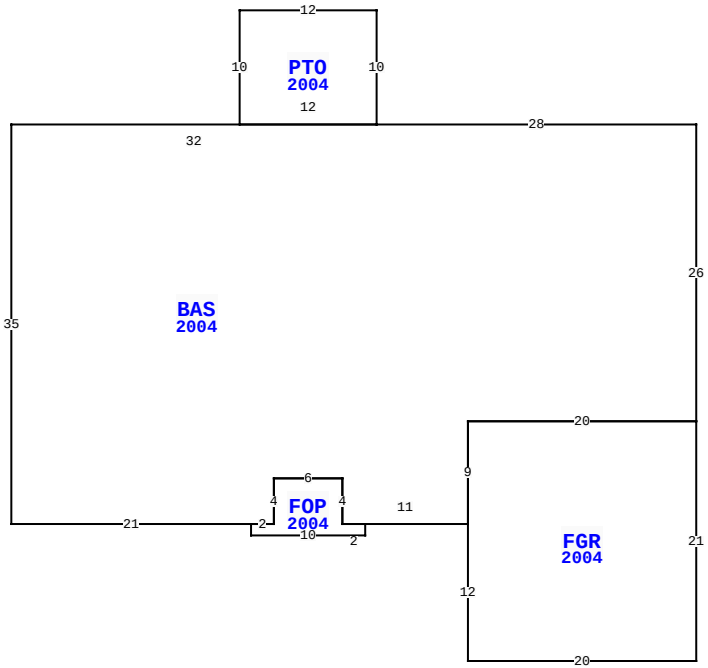
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	2004	1,896	233,014
FGR	420	55	2004	231	28,390
FOP	34	30	2004	10	1,229
PTO	120	5	2004	6	737
TOTALS	2,470			2,143	263,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	113.5134	136.22	291,919	2004	2004	0	0	0	9.78	90.22

1 SINGLE FAM – 100% - 2006 Heated Area: 1896 HX Base Yr 2006



861039 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		263,369
TOTAL MARKET OB/XF VALUE		6,016
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		354,385
SOH/AGL Deduction		198,700
ASSESSED VALUE		155,685
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		99,963
TOTAL JUST VALUE		354,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008910	REPAIR/RRF	13,000	10/10/2017
B0412946	NEW CONSTR	140,460	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1325/1282	6/14/2005	WD	Q	I		194,000
GRANTOR: LIND THOMAS HENRY III						
GRANTEE: ALMEIDA CARLOS A &						
1305/0037	3/29/2005	WD	Q	I		155,500
GRANTOR: HALLMARK HOMES INC						
GRANTEE: LIND THOMAS HENRY I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W28 PTO=[YR=2004] N10 W12 S10 E12$ W32 S35 E21
FOP=[YR=2004] S1 E10 N1 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E11
FGR=[YR=2004] S12 E20 N21 W20 S9$ N9 E20 N26$.

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	957.00	SF	6.24	6.24	100	2004	2004	3	83	4,956	
2	1243	WD DECK F	0	100	0	0	184.00	SF	9.60	9.60	100	2014	2014	3	60	1,060	

LAND DESCRIPTION

TOTAL OB/XF 6,016

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 08/29/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS