LOT 14
IN OR 2205/188
PAGE HILL #3 PB 6/341

KEELING KEVIN & WENDY
861051 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1627-0014-0000

BUILDING CHARACTERISTICS

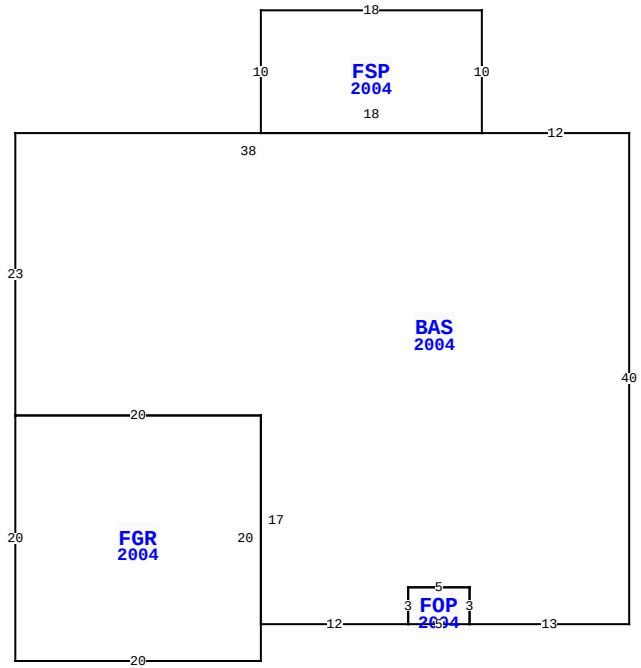
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,645	100	2004	1,645	220,848
FGR	400	55	2004	220	29,536
FOP	15	30	2004	4	537
FSP	180	40	2004	72	9,666
TOTALS	2,240			1,941	260,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,941	124.0778	148.89	288,995	2004	2004	0	0	0	9.83	90.17

1 SINGLE FAM – 100% - 2022 Heated Area: 1645 HX Base Yr 2022



861051 WORTHINGTON DR, YULEE

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

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	956.00	SF	6.24	6.24	100	2004	2004	3	83	4,951	
2	0476	VF 6 SBPL	0	100	0	0	54.00	LF	38.40	38.40	100	2010	2010	3	76	1,576	
3	0681	POLE SHED	0	100	24	22	528.00	SF	18.00	18.00	100	2021	2021	3	93	8,839	
4	0811	CONCRETE B	0	100	30	20	600.00	SF	6.24	6.24	100	2021	2021	3	99	3,707	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,602
TOTAL MARKET OB/XF VALUE		19,073
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		386,675
SOH/AGL Deduction		110,450
ASSESSED VALUE		276,225
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,503
TOTAL JUST VALUE		386,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007439	GARAGE	47,904	05/12/2022
18008365	XFOB	28,680	08/15/2018
B0412290	NEW CONSTR	120,976	02/01/2004
E0412431	NEW CONSTR	2,000	02/01/2004
P047593	NEW CONSTR	0	02/01/2004
R045834	REPAIR/RRF	1,500	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/0188	6/21/2018	WD	Q	I	01	220,000
GRANTOR: WESNAK MICHAEL & DIAN						
GRANTEE: KEELING KEVIN & WEN						
2053/1080	6/01/2016	WD	Q	I	02	186,500
GRANTOR: MORRIS JUSTIN J & JEN						
GRANTEE: WESNAK MICHAEL & DI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 FSP=[YR=2004] N10 W18 S10 E18$ W38 S23
FGR=[YR=2004] S20 E20 N20 W20$ E20 S17 E12 FOP=[YR=2004] E5
N3 W5 S3$ N3 E5 S3 E13 N40$.

LAND DESCRIPTION

TOTAL OB/XF 19,073

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 11/30/2022 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

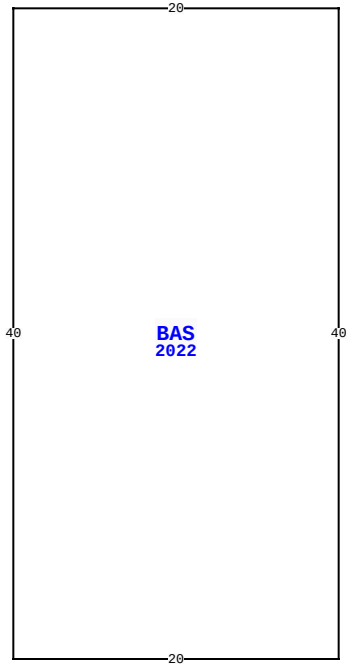
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2022	800	22,015
TOTALS	800			800	22,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	63.2500	28.08	22,464	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2022 Heated Area: 800 HX Base Yr 2022



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GRANTEE: WESNAK MICHAEL & DI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S40 E20 N40$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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

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