LOT 15
IN OR 1309/443
PAGE HILL #3 PB 6/341

ROBBINS CHARLES D & LOUISE
861067 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0015-0000

BUILDING CHARACTERISTICS

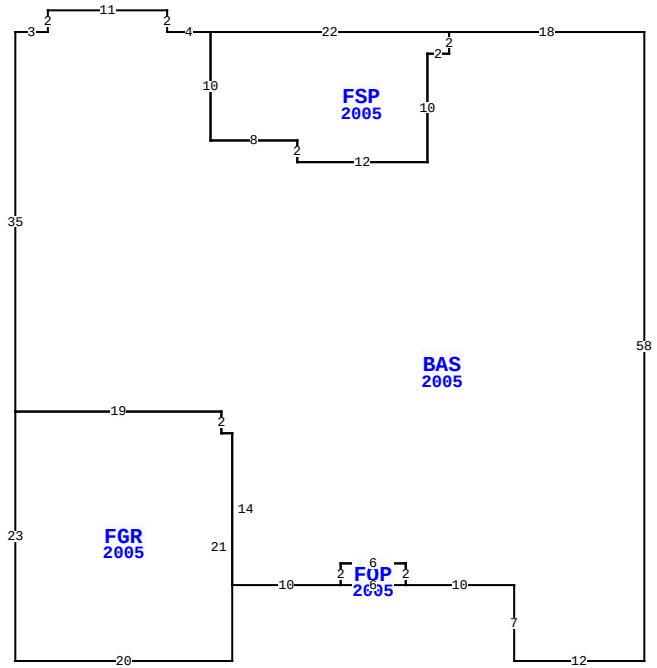
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,506	100	2005	2,506	301,383
FGR	458	55	2005	252	30,306
FOP	12	30	2005	4	481
FSP	228	40	2005	91	10,944
TOTALS	3,204			2,853	343,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,853	110.5346	132.64	378,422	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2007 Heated Area: 2506 HX Base Yr 2007



861067 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		343,115
TOTAL MARKET OB/XF VALUE		13,554
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		441,669
SOH/AGL Deduction		236,915
ASSESSED VALUE		204,754
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,032
TOTAL JUST VALUE		441,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002545	REPAIR/RRF	16,000	03/12/2018
B0618037	XFOB	10,052	06/01/2006
B0412853	NEW CONSTR	184,256	05/01/2004
R046190	REPAIR/RRF	1,400	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/0443	4/12/2005	WD	Q	I		197,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ROBBINS CHARLES D &						
1259/1936	9/17/2004	WD	U	V	19	1,950,400
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FSP=[YR=2005] W22 S10 E8 S2 E12 N10 E2 N2 $ S2 W2 S10 W12 N2 W8 N10 W4 N2 W11 S2 W3 S35 FGR=[YR=2005] S23 E20 N21 W1 N2 W19 $ E19 S2 E1 S14 E10 FOP=[YR=2005] E6 N2 W6 S2 $ N2 E6 S2 E10 S7 E12 N58 $.

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	1,451.00	SF	4.80	4.80	100	2005	2005	3	84	5,850	
2	0810	CONCRETE A	0	100	24	24	576.00	SF	7.80	7.80	100	2008	2008	3	88	3,954	
3	0911	SCRN RM A	0	100	24	24	576.00	SF	21.00	21.00	100	2008	2008	3	31	3,750	

LAND DESCRIPTION

TOTAL OB/XF 13,554

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 04/16/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS