LOT 17
IN OR 1857/1396
PAGE HILL #3 PB 6/341

KNIGHT JOHN F & FAYE E
861103 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1627-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

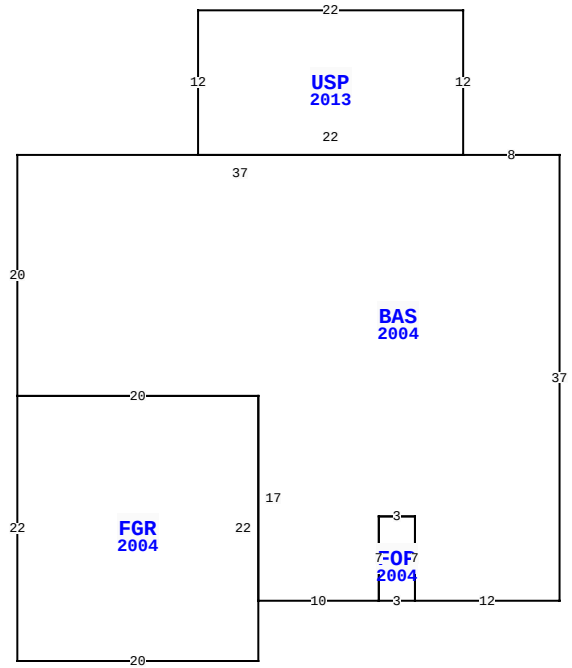
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,304	100	2004	1,304	172,170
FGR	440	55	2004	242	31,952
FOP	21	30	2004	6	792
USP	264	30	2013	79	10,431
TOTALS	2,029			1,631	215,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,631	122.6346	147.16	240,018	2004	2004	0	0	0	10.28	89.72

1 SINGLE FAM – 100% - 2015 Heated Area: 1304 HX Base Yr 2015



861103 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	924.00	SF	6.24	6.24	100	2004	2004	3	83	4,786	
2	0476	VF 6 SBPL	0	100	0	0	36.00	LF	38.40	38.40	100	2011	2011	3	78	1,078	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,344
TOTAL MARKET OB/XF VALUE		5,864
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		306,208
SOH/AGL Deduction		157,919
ASSESSED VALUE		148,289
TOTAL EXEMPTION VALUE	HX HB VX VP	64,979
BASE TAXABLE VALUE		83,310
TOTAL JUST VALUE		306,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327316	ADDITION	5,362	06/01/2013
B0412708	NEW CONSTR	98,082	04/01/2004
R046091	REPAIR/RRF	1,500	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1857/1396	5/22/2013	PR	U	I	19	83,500
GRANTOR: MILLER DONNA MAUDE P/						
GRANTEE: KNIGHT JOHN F & FAY						
1278/1807	12/07/2004	WD	Q	I		120,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MILLER ALAN ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W8 USP=[YR=2013] N12 W22 S12 E22$ W37 S20
FGR=[YR=2004] S22 E20 N22 W20$ E20 S17 E10 FOP=[YR=2004] E3
N7 W3 S7$ N7 E3 S7 E12 N37$.

LAND DESCRIPTION

TOTAL OB/XF 5,864

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