LOT 18
PAGE HILL #3 PB 6/341

FRANCIS JASON COREY
861123 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1627-0018-0000

BUILDING CHARACTERISTICS

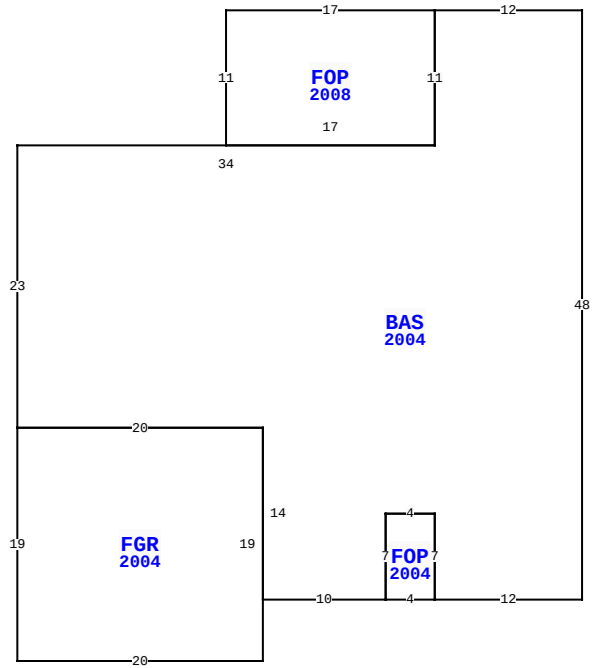
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,526	100	2004	1,526	201,563
FGR	380	55	2004	209	27,606
FOP	28	30	2004	8	1,057
FOP	187	30	2008	56	7,397
TOTALS	2,121			1,799	237,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,799	120.0100	144.01	259,074	2004	2009	0	0	0	8.28	91.72

1 SINGLE FAM – 100% - 2024 Heated Area: 1526 HX Base Yr



861123 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		237,623
TOTAL MARKET OB/XF VALUE		36,197
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		358,820
SOH/AGL Deduction		2,988
ASSESSED VALUE		355,832
TOTAL EXEMPTION VALUE	13	355,832
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		358,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26128	REMODEL	3,231	06/01/2012
B22058	XFOB	6,525	11/01/2008
B21945	SWIM POOL	27,900	09/01/2008
B0412251	NEW CONSTR	106,299	01/30/2004
R045806	REPAIR/RRF	1,500	01/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2666/41	8/25/2023	WD	Q	I	01	420,000
GRANTOR: HUDSPATH BRUCE B						
GRANTEE: FRANCIS JASON COREY						
1913/1840	4/17/2014	WD	Q	I	01	164,900
GRANTOR: LAMOTHE THOMAS A						
GRANTEE: HUDSPATH BRUCE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 FOP=[YR=2008] W17 S11 E17 N11$ S11 W34 S23 FGR=[YR=2004] S19 E20 N19 W20$E20 S14 E10 FOP=[YR=2004] E4 N7 W4 S7$ N7 E4 S7 E12 N48$.

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	0861	POOL GUNIT	0	100	0	0	287.00	SF	102.00	102.00	100	2008	2008	3	48	14,052	
3	0845	KOOL DECK	0	100	0	0	1,124.00	SF	8.70	8.70	100	2008	2008	3	88	8,605	
4	0911	SCRN RM A	0	100	41	28	1,148.00	SF	21.00	21.00	100	2008	2008	3	31	7,473	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	31	372	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,400.00	2,400.00	100	2024	2008		31	744	

LAND DESCRIPTION

TOTAL OB/XF 36,197

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 01/28/2020 BY KKA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS