LOT 19
PAGE HILL #3 PB 6/341

ROTH BRENT A
861139 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1627-0019-0000

BUILDING CHARACTERISTICS

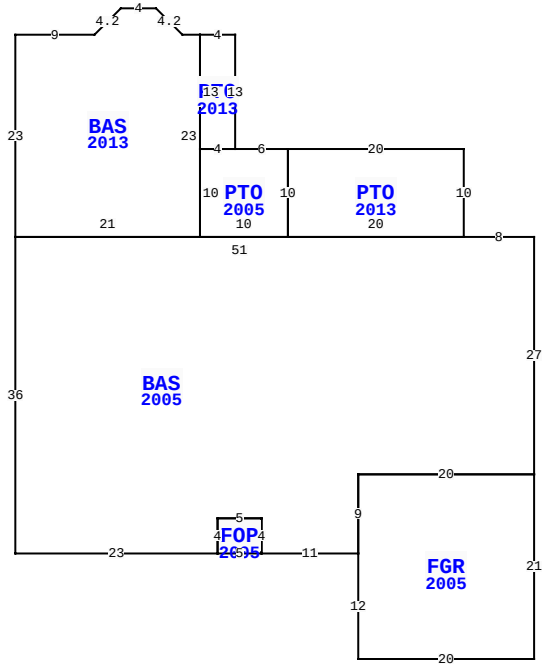
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,924	100	2005	1,924	242,014
BAS	504	100	2013	504	63,397
FGR	420	55	2005	231	29,057
FOP	20	30	2005	6	755
PTO	100	5	2005	5	629
PTO	52	5	2013	3	377
PTO	200	5	2013	10	1,258
TOTALS	3,220			2,683	337,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,683	114.9984	138.00	370,254	2005	2008	0	0	0	8.85	91.15

1 SINGLE FAM – 100% - 2009 Heated Area: 2428 HX Base Yr 2009



861139 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2005	2005	3	88	3,696	
2	0811	CONCRETE B	0	100	0	0	931.00	SF	6.24	6.24	100	2005	2005	3	84	4,880	
3	0476	VF 6 SBPL	0	100	0	0	41.00	LF	38.40	38.40	100	2006	2006	3	66	1,039	
4	0810	CONCRETE A	0	100	0	0	225.00	SF	7.80	7.80	100	2013	2013	3	93	1,632	
5	0810	CONCRETE A	0	100	0	0	160.00	SF	7.80	7.80	100	2013	2013	3	93	1,161	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		355,191
TOTAL MARKET OB/XF VALUE		12,408
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		452,599
SOH/AGL Deduction		244,816
ASSESSED VALUE		207,783
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,061
TOTAL JUST VALUE		452,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006280	ADDITION	46,268	05/17/2021
B26014	527SFHTD	27,411	05/01/2012
B0413499	NEW CONSTR	140,985	08/01/2004
P0408415	NEW CONSTR	0	08/01/2004
R046579	REPAIR/RRF	0	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/0446	6/15/2021	QC	U	I	11	100
GRANTOR: ROTH BRENT A & TRICIA						
GRANTEE: ROTH BRENT A						
1561/0073	4/15/2008	WD	Q	I	05	155,000
GRANTOR: JP MORGAN CHASE BANK						
GRANTEE: ROTH BRENT A & TRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 PTO=[YR=2013] N10 W20 PTO=[YR=2005] W6 PTO=[YR=2013] N13 W4 BAS=[YR=2013] W2 U3 L3 W4 D3 L3 W9 S23 E21 N23$ S13 E4$ W4 S10 E10 N10$ S10 E20$ W51 S36 E23 FOP=[YR=2005] E5 N4 W5 S4 $ N4 E5 S4 E11 FGR=[YR=2005] S12 E20 N21 W20 S9$ N9E20 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,408

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 11/23/2021 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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BUILDING CHARACTERISTICS

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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

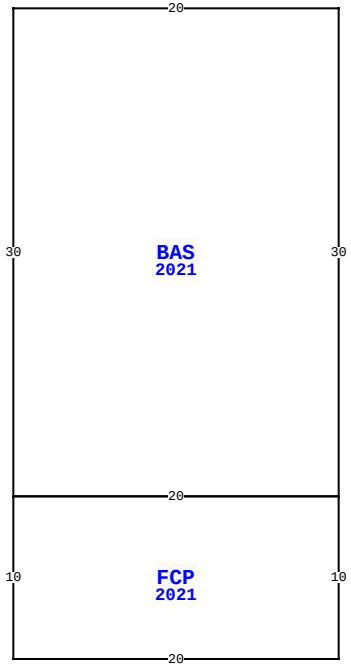
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2021	600	16,343
FCP	200	25	2021	50	1,362
TOTALS	800			650	17,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	650	63.2500	28.08	18,252	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2009 Heated Area: 600 HX Base Yr 2009



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GRANTOR: JP MORGAN CHASE BANK						
GRANTEE: ROTH BRENT A & TRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S30 FCP=[YR=2021] S10 E20 N10 W20$ E20 N30$.

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

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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