LOT 21
IN OR 2092/42
PAGE HILL #3 PB 6/341

MARRUFFO SARAH L & FERNANDO T
861179 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1627-0021-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

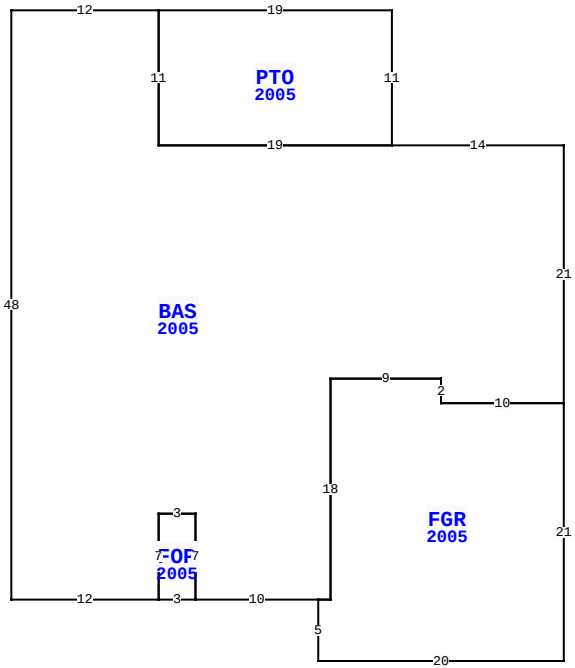
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,454	100	2005	1,454	188,257
FGR	422	55	2005	232	30,038
FOP	21	30	2005	6	776
PTO	209	5	2005	10	1,295
TOTALS	2,106			1,702	220,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,702	120.8900	145.07	246,909	2005	2005	0	0	0	10.75	89.25

1 SINGLE FAM – 0% - 0 Heated Area: 1454 HX Base Yr



861179 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	220,366
TOTAL MARKET OB/XF VALUE	4,544
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	309,910
SOH/AGL Deduction	39,628
ASSESSED VALUE	270,282
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,282
TOTAL JUST VALUE	309,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009660	REPLACE ROTTED WA	4,200	08/20/2024
0412630	NEW CONSTR	113,000	04/01/2004
R046029	REPAIR/RRF	1,300	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2092/0042	12/19/2016	WD	Q	I	01	192,000
GRANTOR: EASTBURN KYLE P						
GRANTEE: MARRUFFO SARAH L &						
1755/0542	8/24/2011	WD	U	I	11	101,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: EASTBURN KYLE P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 PTO=[YR=2005] N11 W19 S11 E19$ W19 N11 W12 S48 E12 FOP=[YR=2005] E3 N7 W3 S7$ N7 E3 S7 E10 FGR=[YR=2005] S5 E20 N21 W10 N2 W9 S18 W1$ E1 N18 E9 S2 E10 N21$.

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	0	0	0	867.00	SF	6.24	6.24	100	2005	2005	3	84	4,544	

LAND DESCRIPTION

TOTAL OB/XF 4,544

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	0		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 12/16/2024 BY KWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS