LOT 22
IN OR 1680/746
PAGE HILL #3 PB 6/341

SANDERS JESSIE
861191 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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		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

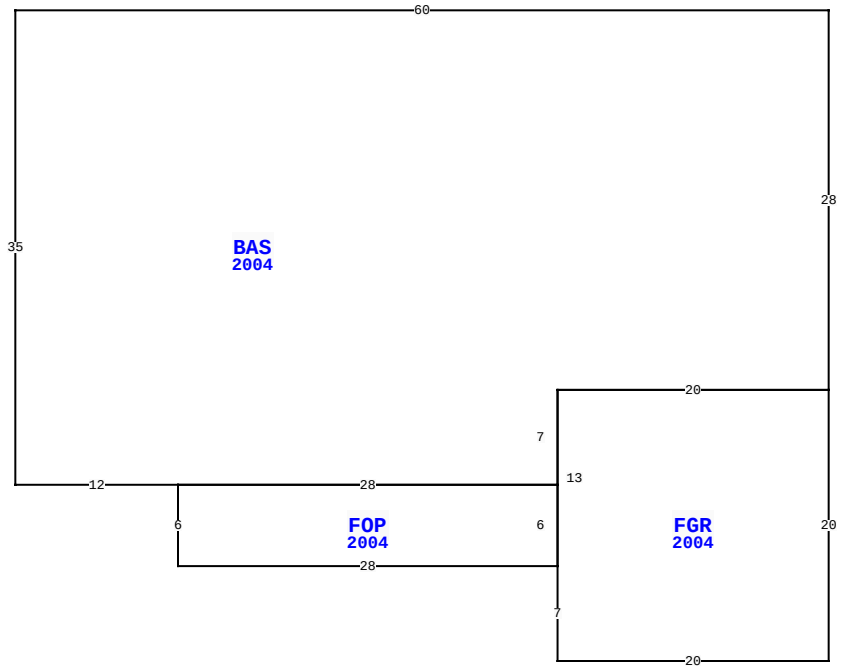
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	2004	1,960	240,270
FGR	400	55	2004	220	26,969
FOP	168	30	2004	50	6,130
TOTALS	2,528			2,230	273,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,230	113.1900	135.83	302,901	2004	2004	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2011 Heated Area: 1960 HX Base Yr 2011



861191 WORTHINGTON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,368
TOTAL MARKET OB/XF VALUE		82,556
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		440,924
SOH/AGL Deduction		229,829
ASSESSED VALUE		211,095
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,373
TOTAL JUST VALUE		440,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014649	ADDITION	32,716	10/25/2021
21005620	SWIM POOL	77,188	05/04/2021
B0412506	NEW CONSTR	144,772	03/01/2004
P047751	NEW CONSTR	0	03/01/2004
R045959	REPAIR/RRF	3,800	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1680/0746	5/28/2010	WD	Q	I	01	198,500
GRANTOR: CARLYLE KENT B & LANA						
GRANTEE: SANDERS JESSIE						
1251/0021	8/05/2004	WD	Q	I		165,300
GRANTOR: HALLMARK HOMES INC						
GRANTEE: CARLYLE KENT B & LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S35 E12 FOP=[YR=2004] S6 E28
FGR=[YR=2004] S7 E20 N20 W20 S13 $ N6 W28 $ E28 N7 E20 N28 $
.

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	2,365.00	SF	4.80	4.80	100	2004	2004	3	83	9,422	
2	0861	POOL GUNIT	0	100	0	0	382.00	SF	102.00	102.00	100	2021	2021	3	93	36,237	
3	0911	SCRN RM A	0	100	29	44	1,276.00	SF	21.00	21.00	100	2021	2021	3	90	24,116	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,400.00	2,400.00	100	2021	2021	3	90	2,160	
5	0855	CONC PAVER	0	100	0	0	894.00	SF	12.00	12.00	100	2021	2021	3	99	10,621	

LAND DESCRIPTION

TOTAL OB/XF 82,556

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	0003	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