LOT 23
IN OR 1563/1420
PAGE HILL #3 PB 6/341

HOMAN ANNE M
861207 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0023-0000

BUILDING CHARACTERISTICS

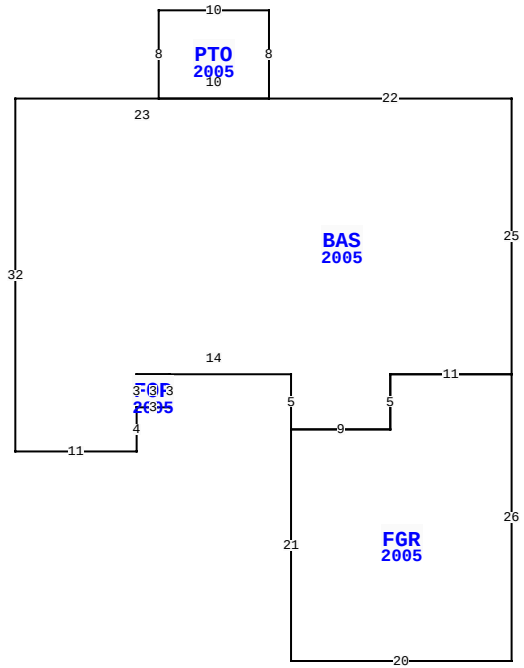
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,247	100	2005	1,247	164,683
FGR	475	55	2005	261	34,468
FOP	9	30	2005	3	396
PTO	80	5	2005	4	528
TOTALS	1,811			1,515	200,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,515	123.3078	147.97	224,175	2005	2005	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2009 Heated Area: 1247 HX Base Yr 2009



861207 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		200,076
TOTAL MARKET OB/XF VALUE		8,634
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		293,710
SOH/AGL Deduction		161,911
ASSESSED VALUE		131,799
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,077
TOTAL JUST VALUE		293,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0414030	ELEC OTHER	2,000	12/01/2004
B0412609	NEW CONSTR	101,839	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2686/1724	12/27/2023	QC	U	I	11	100
GRANTOR: HOMAN TIMOTHY D & ANN						
GRANTEE: HOMAN ANNE M						
1563/1420	4/28/2008	WD	Q	I		178,000
GRANTOR: MAYBERRY BRADLEY A &						
GRANTEE: HOMAN TIMOTHY D & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 PTO=[YR=2005] N8 W10 S8 E10$ W23 S32 E11 N4 FOP=[YR=2005] E3 N3 W3 S3$ N3 E14 S5 FGR=[YR=2005] S21 E20 N26 W11 S5 W9$ E9 N5 E11 N25$.

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	942.00	SF	6.24	6.24	100	2005	2005	3	84	4,938	

LAND DESCRIPTION

TOTAL OB/XF 8,634

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 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS