LOT 26
IN OR 1333/1815
PAGE HILL #3 PB 6/341

GARRETT JIMMY & SARAH
157 PITTY PAT CIR
LYONS, GA 30436-6943

2025

51-3N-27-1627-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

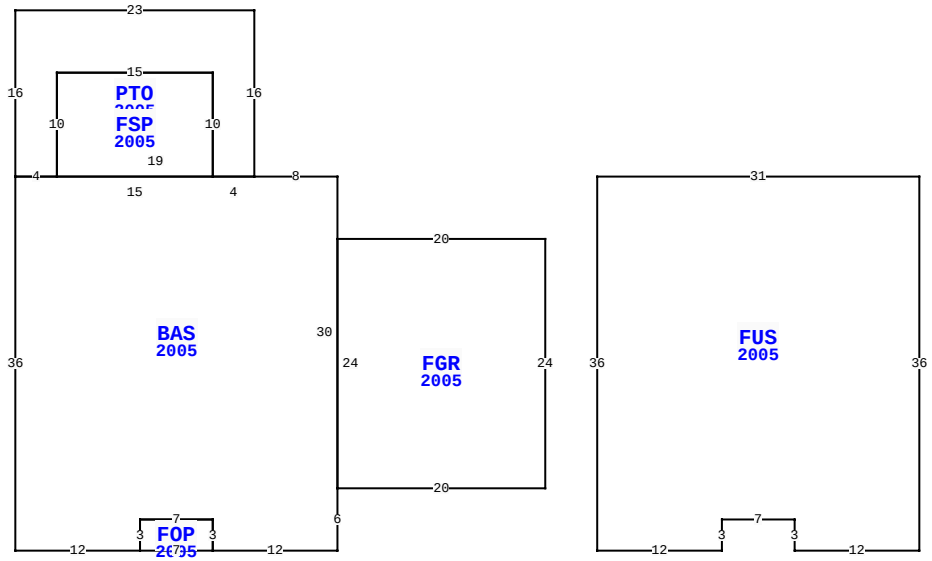
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,245	100	2005	1,245	155,968
FGR	480	55	2005	264	33,073
FOP	21	30	2005	6	751
FSP	150	40	2005	60	7,517
FUS	1,095	100	2005	1,095	137,177
PTO	368	5	2005	18	2,255
TOTALS	3,359			2,688	336,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,688	111.8304	134.20	360,730	2005	2010	0	0	0	6.65	93.35

1 SINGLE FAM – 0% - 0 Heated Area: 2340 HX Base Yr



861251 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	336,741
TOTAL MARKET OB/XF VALUE	23,832
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	445,573
SOH/AGL Deduction	79,110
ASSESSED VALUE	366,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	366,463
TOTAL JUST VALUE	445,573
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009426	REPAIR/RRF	15,000	10/24/2017
B1530917	GARAGE	17,332	07/01/2015
E0514229	ELEC OTHER	2,000	02/01/2005
M0409091	H/AC	0	12/01/2004
B0413359	NEW CONSTR	171,000	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/1815	7/18/2005	WD	Q	I		201,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GARRETT JIMMY & SAR						
1259/1936	9/17/2004	WD	U	V	19	1,950,400
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 PTO=[YR=2005] N16 W23 S16 E4 FSP=[YR=2005] N10 E15 S10 W15$ E19$ W4 N10 W15 S10 W4 S36 E12 FOP=[YR=2005] E7 N3 W7 S3$ N3 E7 S3 E12 N6 FGR=[YR=2005] E20 N24 W20 S24 $ N30$ PTR=E25 FUS=[YR=2005] E31 S36 W12 N3 W7 S3 W12 N36$ W25$.

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	941.00	SF	6.24	6.24	100	2005	2005	3	84	4,932	
2	0510	GARAGE WD-	0	0	20	20	400.00	SF	63.00	63.00	100	2015	2015	3	75	18,900	

LAND DESCRIPTION

TOTAL OB/XF 23,832

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 08/29/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS