LOT 27
IN OR 1301/1051
PAGE HILL #3 PB 6/341

SPIVEY CHRISTOPHER & DANIELLE
861269 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0027-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 70
Interior Floo	08	SHT VINYL 30
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

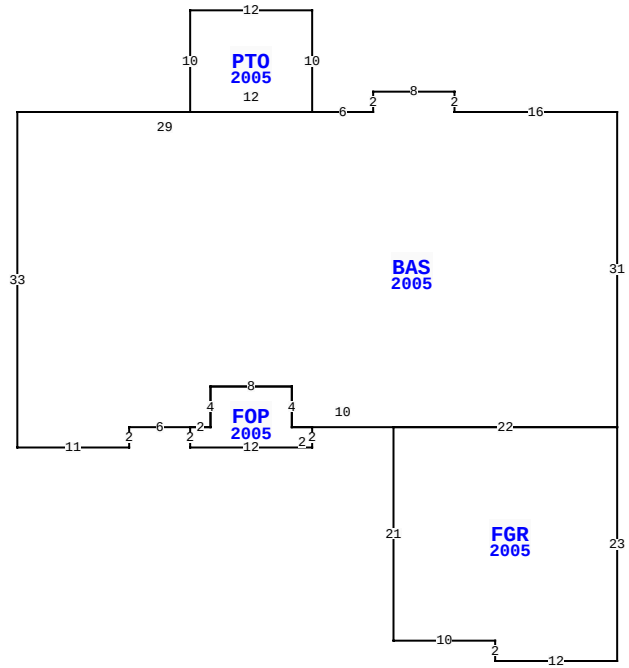
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,835	100	2005	1,835	227,924
FGR	486	55	2005	267	33,163
FOP	56	30	2005	17	2,112
PTO	120	5	2005	6	745
TOTALS	2,497			2,125	263,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,125	114.1602	136.99	291,104	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2006 Heated Area: 1835 HX Base Yr 2006



861269 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,944
TOTAL MARKET OB/XF VALUE		8,591
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		357,535
SOH/AGL Deduction		201,304
ASSESSED VALUE		156,231
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,509
TOTAL JUST VALUE		357,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000636	REPAIR/RRF	9,800	01/19/2018
B0413127	NEW CONSTR	139,516	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/1051	3/14/2005	WD	Q	I		159,400
GRANTOR: HALLMARK HOMES INC						
GRANTEE: SPIVEY CHRISTOPHER						
1239/0690	6/21/2004	WD	U	V	19	27,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 N2 W8 S2 W6 PTO=[YR=2005] N10 W12 S10 E12$ W29 S33 E11 N2 E6 FOP=[YR=2005] S2 E12 N2 W2 N4 W8 S4 W2$ E2 N4 E8 S4 E10 FGR=[YR=2005] S21 E10 S2 E12 N23 W22$ E22 N31$.

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	0812	CONCRETE C	0	100	0	0	1,214.00	SF	4.80	4.80	100	2005	2005	3	84	4,895	

LAND DESCRIPTION

TOTAL OB/XF 8,591

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS