



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 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4039.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	2005	1,701	193,882
FGR	419	55	2005	230	26,215
FOP	25	30	2005	8	912
FOP	189	30	2005	57	6,497

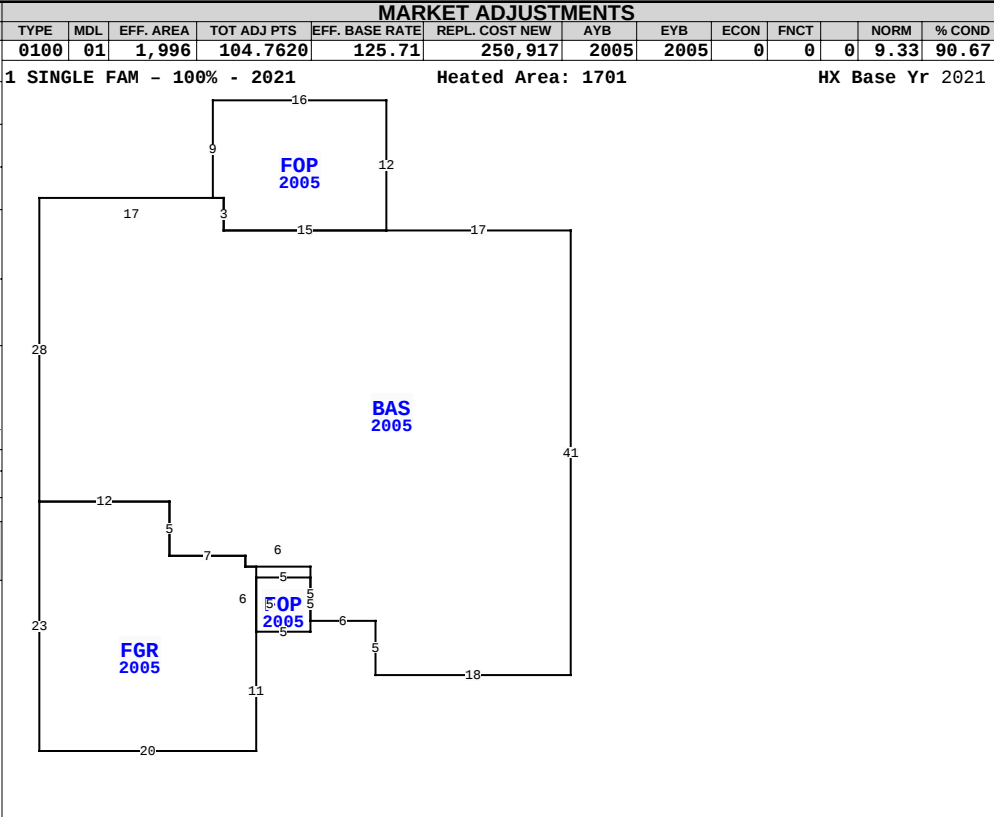
TOTALS	2,334			1,996	227,506
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EXTRA FEATURES

L N	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	100	0	0	895.00	SF	6.24	6.24	100	2005	2005	3	84	4,691	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2005	2005	3	88	3,696	
3	0911	SCRN RM A	0	100	0	0	1,457.00	SF	21.00	21.00	100	2020	2020	3	86	26,313	
4	0861	POOL GUNIT	0	100	0	0	456.00	SF	102.00	102.00	100	2020	2020	3	90	41,861	
5	0855	CONC PAVER	0	100	0	0	1,017.00	SF	12.00	12.00	100	2020	2020	3	98	11,960	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,400.00	2,400.00	100	2020	2020	3	86	2,064	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



861349 WORTHINGTON DR, YULEE	BLD DATE		LGL DATE	04/22/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF																	90,585
L N	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
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1	000100	C	RES	100													

NASSAU COUNTY PROPERTY PAGE 1 of 2 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,378
TOTAL MARKET OB/XF VALUE		90,585
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		416,963
SOH/AGL Deduction		171,658
ASSESSED VALUE		245,305
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,583
TOTAL JUST VALUE		416,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004472	SCRN ENCL	33,616	07/10/2020
20003319	SWIM POOL	38,000	05/05/2020
E14302	ELEC OTHER	2,492	02/01/2005
P0408790	OTHER	0	12/01/2004
M09224	MECH OTHER	0	12/01/2004
R046975	REPAIR/RRF	4,000	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2356/0259	4/20/2020	WD	Q	I	01	230,000
GRANTOR: BRADDOCK RYAN & MARY						
GRANTEE: HORNE ROY R JR & CO						
1509/1018	7/02/2007	WD	Q	I		209,000
GRANTOR: GREENE JODY ALLEN						
GRANTEE: BRADDOCK RYAN						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2005] W17 FOP=[YR=2005] N12 W16 S9 E1 S3 E15\$ W15 N3 W17 S28 FGR=[YR=2005] S23 E20 N11 FOP=[YR=2005] E5 N5 W5 S5\$ N6 W1 N1 W7 N5 W12\$ E12 S5 E7 S1 E6 S5 E6 S5 E18 N41\$.

HORNE ROY R JR & COLETTE M
861349 WORTHINGTON DRIVE
YULEE, FL 32097

2025

[illegible]