LOT 32
PAGE HILL #3 PB 6/341

HOMAN TIMOTHY DWIGHT
861369 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1627-0032-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

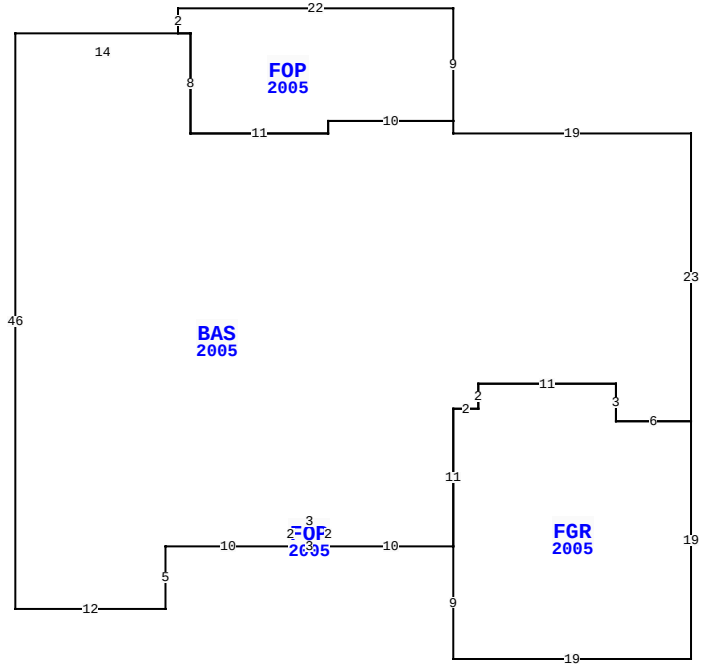
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,733	100	2005	1,733	219,323
FGR	396	55	2005	218	27,589
FOP	6	30	2005	2	253
FOP	202	30	2005	61	7,720
TOTALS	2,337			2,014	254,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,014	116.3162	139.58	281,114	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2024 Heated Area: 1733 HX Base Yr 2024



861369 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		254,886
TOTAL MARKET OB/XF VALUE		8,345
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		348,231
SOH/AGL Deduction		6,136
ASSESSED VALUE		342,095
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		291,373
TOTAL JUST VALUE		348,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509833	H/AC	0	06/01/2005
E0514887	ELEC OTHER	1,600	05/01/2005
P09330	OTHER	0	04/01/2005
R07432	REPAIR/RRF	1,500	04/01/2005
B14927	NEW CONSTR	169,445	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2640/904	5/05/2023	WD	Q	I	02	350,000
GRANTOR: BERGSTROM GREGORY						
GRANTEE: HOMAN TIMOTHY DWIGH						
2376/1128	7/16/2020	QC	U	I	11	100
GRANTOR: BERGSTROM GREGORY & R						
GRANTEE: BERGSTROM GREGORY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 N1 FOP=[YR=2005] N9 W22 S2 E1 S8 E11 N1 E10$ W10 S1 W11 N8 W14 S46 E12 N5 E10 FOP=[YR=2005] E3 N2 W3 S2$ N2 E3 S2 E10 FGR=[YR=2005] S9 E19 N19 W6 N3 W11 S2 W2 S11$ N11 E2 N2 E11 S3 E6 N23$.

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	887.00	SF	6.24	6.24	100	2005	2005	3	84	4,649	

LAND DESCRIPTION

TOTAL OB/XF 8,345

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 04/24/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS