LOT 33
PAGE HILL #3 PB 6/341

BAF 3 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2025

51-3N-27-1627-0033-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	13	LVT/LAMNT 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

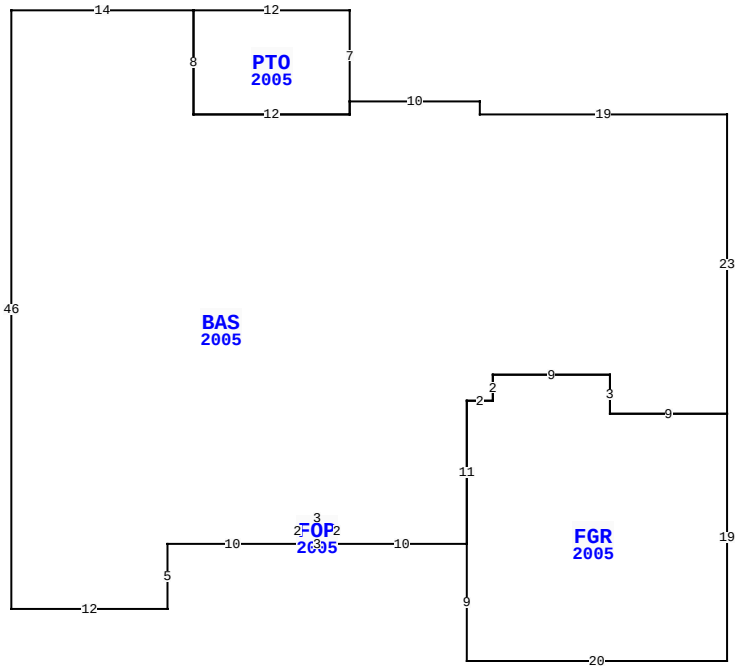
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100	2005	1,762	225,734
FGR	409	55	2005	225	28,825
FOP	6	30	2005	2	257
PTO	96	5	2005	5	641
TOTALS	2,273			1,994	255,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,994	115.6694	138.80	276,767	2005	2010	0	0	0	7.70	92.30

1 SINGLE FAM – 0% - 2023 Heated Area: 1762 HX Base Yr



861389 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	255,456
TOTAL MARKET OB/XF VALUE	8,288
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	348,744
SOH/AGL Deduction	7,968
ASSESSED VALUE	340,776
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,776
TOTAL JUST VALUE	348,744
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001929	NEW SHED (T) 288	18,676	02/24/2025
M0509831	H/AC	0	06/01/2005
E0514889	ELEC OTHER	1,500	05/01/2005
R07501	REPAIR/RRF	1,500	04/01/2005
B15049	NEW CONSTR	164,040	04/01/2005
E14627	ELEC OTHER	1,500	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0443	5/24/2022	WD	Q	I	01	330,000
GRANTOR: HAMILTON GEORGE & TRA						
GRANTEE: BAF 3 LLC						
2065/1676	8/17/2016	WD	Q	I	01	185,000
GRANTOR: SHEALEY LELAND D & PA						
GRANTEE: HAMILTON GEORGE & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 N1 W10 PTO=[YR=2005] N7 W12 S8 E12 N1$ S1 W12 N8 W14 S46 E12 N5 E10 FOP=[YR=2005] E3 N2 W3 S2$ N2 E3 S2 E10 FGR=[YR=2005] S9 E20 N19 W9 N3 W9 S2 W2 S11$ N11 E2 N2 E9 S3 E9 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	0811	CONCRETE B	0	0	0	0	876.00	SF	6.24	6.24	100	2005	2005	3	84	4,592	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	4,200.00	4,200.00	100	2005	2005	3	88	3,696	

LAND DESCRIPTION

TOTAL OB/XF 8,288

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 06/27/2025 BY KWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS