

ALEXANDER CASEY LEE & AMIE
861427 WORTHINGTON DRIVE
YULEE, FL 32097

51-3N-27-1627-0035-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall30VINYL 90

Exterior Wall16WD FR STUC 10

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100

1. 1. 100

0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4039.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,33810020041,338183,019

FGR39855200421929,956

FOP243020047957

PTO1505200481,094

TOTALS1,9101,572215,027

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000905.00SF6.246.24100200420043834,687

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,572122.6346147.16231,33620042009007.0592.95

1 SINGLE FAM - 100% - 2018Heated Area: 1338HX Base Yr 2018

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/22/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE215,027

TOTAL MARKET OB/XF VALUE4,687

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE304,714

SOH/AGL Deduction138,248

ASSESSED VALUE166,466

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE115,744

TOTAL JUST VALUE304,714

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE291,152

SALES DATA

OFF RECORD NumberDATETYPEQUANTITYVOLUMEINSRNSALE PRICE

2163/102612/01/2017WDQI01189,900

GRANTOR: ELLS HENRY & MICHELLE

GRANTEE: ALEXANDER CASEY LEE

2086/149211/30/2016WDQI01161,200

GRANTOR: MEKARA AARON & BRANDE

GRANTEE: ELLS HENRY & MICHEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W21 PTO=[YR=2004] N10 W15 S10 E15 \$ W24 S37 E12 FOP=[YR=2004] E4 N6 W4 S6 \$ N6 E4 S6 E10 FGR=[YR=2004] S5 E19 N20 W10 N2 W9 S17 \$ N17 E9 S2 E10 N22 \$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-10.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE08/30/2022BYNWA

Total Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000

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