LOT 36
PAGE HILL #3 PB 6/341

CHALLENGER JONATHAN A
861443 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0036-0000

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	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	05	Quality Level 05

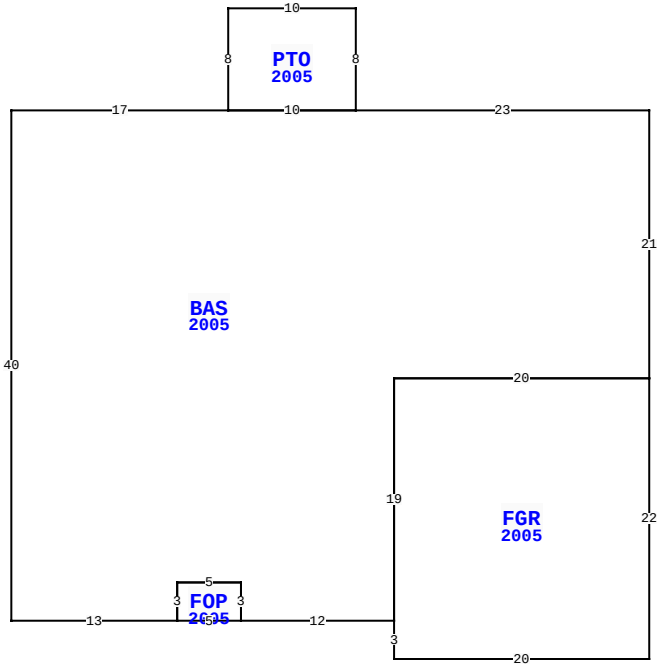
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,605	100	2005	1,605	198,095
FGR	440	55	2005	242	29,868
FOP	15	30	2005	4	494
PTO	80	5	2005	4	494
TOTALS	2,140			1,855	228,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,855	115.2382	138.29	256,528	2005	2005	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2023 Heated Area: 1605 HX Base Yr



861443 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		228,951
TOTAL MARKET OB/XF VALUE		4,744
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		318,695
SOH/AGL Deduction		44,377
ASSESSED VALUE		274,318
TOTAL EXEMPTION VALUE	13	274,318
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		318,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15595	ELEC OTHER	1,600	08/01/2005
M10163	MECH OTHER	0	08/01/2005
P09678	OTHER	0	07/01/2005
R07576	REPAIR/RRF	1,500	04/01/2005
B15141	NEW CONSTR	163,840	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2606/1640	11/21/2022	QC	U	I	11	100
GRANTOR: CHALLENGER JONATHAN A						
GRANTEE: CHALLENGER JONATHAN						
1373/0291	12/12/2005	WD	Q	I		164,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CHALLENGER JONATHAN						

BUILDING NOTES

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	100	0	0	905.00	SF	6.24	6.24	100	2005	2005	3	84	4,744	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W23 W10 W17 S40 E13 N3 E5 S3 E12 N19 E20 N21 $
FGR=[YR=2005;ORIG=-20,40] S3 E20 N22 W20 S19 $
PTO=[YR=2005;ORIG=-23,0] N8 W10 S8 E10 $
FOP=[YR=2005;ORIG=-37,40] E5 N3 W5 S3 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,744

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 04/16/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS