

LOT 37
IN OR 1319/1844
PAGE HILL #3 PB 6/341

AINSWORTH ALAN
861463 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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	1,341	100	2005	1,341	166,509
BAS	960	100	2012	960	119,201
FGR	380	55	2005	209	25,951
FOP	16	30	2005	5	621
FSP	230	40	2012	92	11,424
TOTALS	2,927			2,607	323,706

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0812	CONCRETE C
3	1242	WD DECK A
4	0500	FP-PRE FAB

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
0100	01	2,607	110.6688	132.80	346,210	2005	2010	0	0	6.50	93.50				
1 SINGLE FAM - 100% - 2006 Heated Area: 2301 HX Base Yr 2006															
861463 WORTHINGTON DR, YULEE															
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/22/2025 MLU															

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT 4,200.00	100	2005	2005	3	88	3,696	
2	0812	CONCRETE C	0	100	0	0	1,180.00	SF 4.80	100	2005	2005	3	84	4,758	
3	1242	WD DECK A	0	100	0	0	340.00	SF 12.00	100	2012	2012	3	50	2,040	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT 4,200.00	100	2012	2012	3	94	3,948	

TOTAL OB/XF														14,442
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
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				341,936	
TOTAL MARKET OB/XF VALUE				14,442	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				441,378	
SOH/AGL Deduction				230,162	
ASSESSED VALUE				211,216	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				160,494	
TOTAL JUST VALUE				441,378	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				421,454	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24534	REMODEL	0	01/01/2012
E24395	NEW CONSTR	0	12/01/2011
B25373	ADDITION	103,240	12/01/2011
B25374	ADDITION	27,095	12/01/2011
M16764	H/AC	0	12/01/2011
E0413945	ELEC OTHER	1,992	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1319/1844	5/25/2005	WD	Q	I		136,500	
GRANTOR: HALLMARK HOMES INC							
GRANTEE: AINSWORTH ALAN							
1257/1177	9/08/2004	WD	U	V	19	28,500	
GRANTOR: PAGE HILL ASSOCIATES							
GRANTEE: HALLMARK HOMES INC							

BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=2005;ORIG=0,0] W9 W32 W4 S35 E12 N2 E10 N4 E4 N4 E19 N25 \$															
BAS=[YR=2012;ORIG=-9,0] N5 N25 W32 S30 E32 \$															
FGR=[YR=2005;ORIG=-19,33] S12 E19 N20 W19 S8 \$															
FSP=[YR=2012;ORIG=-9,-5] E10 N23 W10 S23 \$															
FOP=[YR=2005;ORIG=-23,33] E4 N4 W4 S4 \$															

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