LOT 41
PAGE HILL #3 PB 6/341

FOOSE SARAH & JUSTIN
861539 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0041-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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

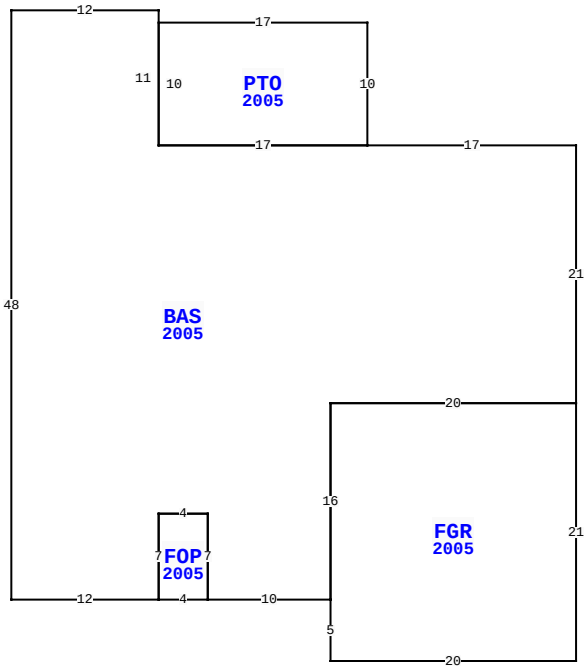
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,486	100	2005	1,486	190,650
FGR	420	55	2005	231	29,636
FOP	28	30	2005	8	1,026
PTO	170	5	2005	8	1,026
TOTALS	2,104			1,733	222,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,733	119.7900	143.75	249,119	2005	2005	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2020 Heated Area: 1486 HX Base Yr 2020



861539 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		222,339
TOTAL MARKET OB/XF VALUE		4,508
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		311,847
SOH/AGL Deduction		125,022
ASSESSED VALUE		186,825
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,103
TOTAL JUST VALUE		311,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412800	NEW CONSTR	106,299	05/01/2004
P0407915	SWIM POOL	0	05/01/2004
R046154	REPAIR/RRF	1,300	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/1172	8/31/2022	QC	U	I	11	100
GRANTOR: FOOSE SARAH ELIZABETH						
GRANTEE: FOOSE SARAH & JUSTI						
1409/1138	5/04/2006	QC	Q	I	01	100
GRANTOR: EDWARDS SARAH E & BRY						
GRANTEE: HUGHES SARAH ELIZAB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 PTO=[YR=2005] N10 W17 S10 E17$ W17 N11 W12 S48 E12 FOP=[YR=2005] E4 N7 W4 S7$ N7 E4 S7 E10 FGR=[YR=2005] S5 E20 N21 W20 S16 $ N16 E20 N21$.

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	860.00	SF	6.24	6.24	100	2005	2005	3	84	4,508	

LAND DESCRIPTION

TOTAL OB/XF 4,508

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS