LOT 43
PAGE HILL #3 PB 6/341

ALEXANDER JENNIFER LYNN & DAVID W
861577 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0043-0000

BUILDING CHARACTERISTICS

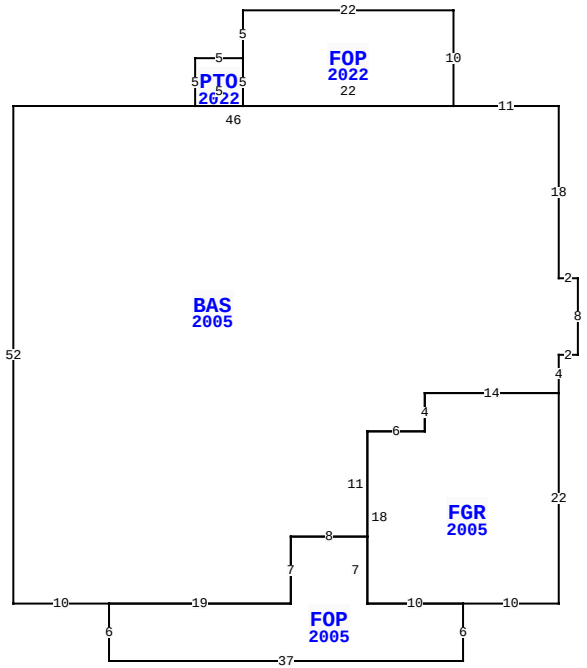
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,508	100	2005	2,508	314,881
FGR	416	55	2005	229	28,751
FOP	278	30	2005	83	10,421
FOP	220	30	2022	66	8,286
PTO	25	5	2022	1	125
TOTALS	3,447			2,887	362,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,887	115.3900	138.47	399,763	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2020 Heated Area: 2508 HX Base Yr 2020



861577 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		362,465
TOTAL MARKET OB/XF VALUE		6,455
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		453,920
SOH/AGL Deduction		209,295
ASSESSED VALUE		244,625
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,903
TOTAL JUST VALUE		453,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509765	H/AC	0	05/01/2005
P09290	OTHER	0	04/01/2005
E14704	ELEC OTHER	2,164	04/01/2005
R07412	REPAIR/RRF	4,500	03/01/2005
B14890	NEW CONSTR	181,800	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/1829	9/13/2019	WD	Q	I	01	252,000
GRANTOR: NOGUEIRA MANUEL & MAR						
GRANTEE: ALEXANDER JENNIFER						
1365/0692	11/07/2005	WD	Q	I		220,300
GRANTOR: HALLMARK HOMES INC						
GRANTEE: NOGUEIRA MANUEL & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 FOP=[YR=2022] N10 W22 S5 PTO=[YR=2022] W5 S5 E5 N5$ S5 E22$ W46 S52 E10 FOP=[YR=2005] S6 E37 N6 FGR=[YR=2005] E10 N22 W14 S4 W6 S18 E10$ W10 N7 W8 S7 W19$ E19 N7 E8 N11 E6 N4 E14 N4 E2 N8 W2 N18$.

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	0812	CONCRETE C	0	100	0	0	1,601.00	SF	4.80	4.80	100	2005	2005	3	84	6,455	

TOTAL OB/XF 6,455

LAND DESCRIPTION

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 08/30/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS