LOT 44
IN OR 1365/804
PAGE HILL #3 PB 6/341

KELLEY CHERYL
861597 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1627-0044-0000

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

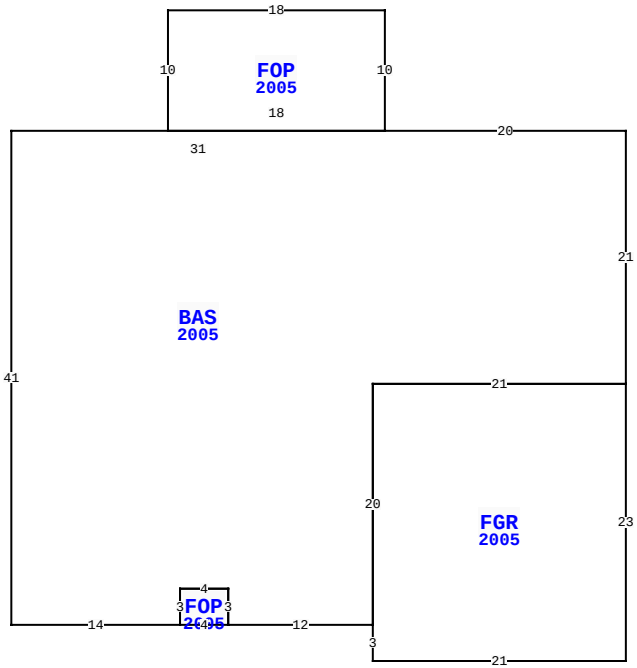
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,659	100	2005	1,659	208,935
FGR	483	55	2005	266	33,500
FOP	12	30	2005	4	503
FOP	180	30	2005	54	6,801
TOTALS	2,334			1,983	249,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,983	117.5900	141.11	279,821	2005	2005	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2007 Heated Area: 1659 HX Base Yr 2007



861597 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		249,740
TOTAL MARKET OB/XF VALUE		4,392
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		339,132
SOH/AGL Deduction		193,657
ASSESSED VALUE		145,475
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,753
TOTAL JUST VALUE		339,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007439	REPAIR/RRF	9,000	08/16/2017
E15474	ELEC OTHER	1,700	08/01/2005
M10044	MECH OTHER	0	07/01/2005
P0509602	OTHER	0	06/01/2005
R07500	REPAIR/RRF	1,500	04/01/2005
B15048	NEW CONSTR	163,090	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/0804	11/07/2005	WD	Q	I		163,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KELLEY CHERYL & MAR						
1301/0424	3/11/2003	WD	U	V	19	79,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 FOP=[YR=2005] N10 W18 S10 E18$ W31 S41 E14 FOP=[YR=2005] E4 N3 W4 S3$ N3 E4 S3 E12 FGR=[YR=2005] S3 E21 N23 W21 S20$ N20 E21 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	838.00	SF	6.24	6.24	100	2005	2005	3	84	4,392	

LAND DESCRIPTION

TOTAL OB/XF 4,392

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