LOT 46
PAGE HILL #3 PB 6/341

WOOD JEREMY
861635 WORTHINGTON DRIVE
YULEE, FL 32097-6435

2025

51-3N-27-1627-0046-0000

BUILDING CHARACTERISTICS

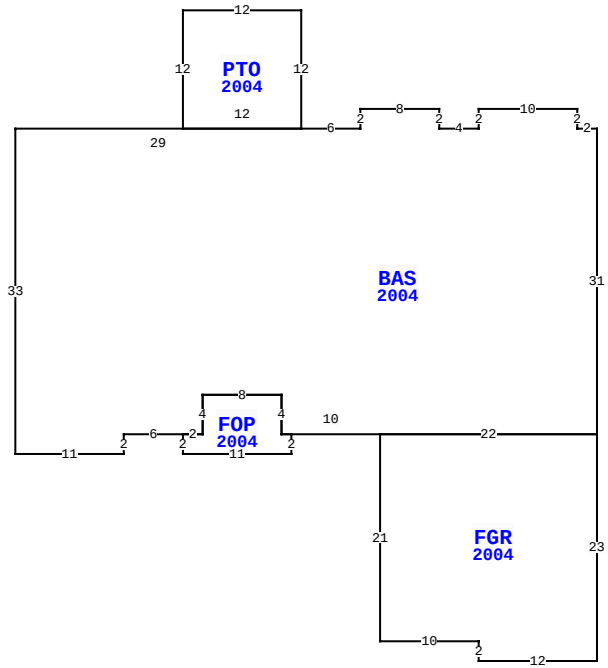
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,855	100	2004	1,855	232,628
FGR	486	55	2004	267	33,483
FOP	54	30	2004	16	2,006
PTO	144	5	2004	7	878
TOTALS	2,539			2,145	268,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,145	115.8300	139.00	298,155	2004	2004	0	0	0	9.78	90.22

1 SINGLE FAM – 0% - 0 Heated Area: 1855 HX Base Yr



861635 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	268,995
TOTAL MARKET OB/XF VALUE	5,291
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	359,286
SOH/AGL Deduction	54,642
ASSESSED VALUE	304,644
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,644
TOTAL JUST VALUE	359,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412505	NEW CONSTR	139,516	03/01/2004
P047750	NEW CONSTR	0	03/01/2004
R045958	REPAIR/RRF	4,000	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/1308	8/17/2022	QC	U	I	11	100
GRANTOR: WOOD TERRY LYNN						
GRANTEE: WOOD JEREMY						
1516/0898	8/02/2007	WD	Q	I		215,000
GRANTOR: MORRIS ROBERT LEE						
GRANTEE: WOOD JEREMY & TERRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W2 N2 W10 S2 W4 N2 W8 S2 W6 PTO=[YR=2004] N12 W12 S12 E12 $ W29 S33 E11 N2 E6 FOP=[YR=2004] S2 E11 N2 W1 N4 W8 S4 W2 $ E2 N4 E8 S4 E10 FGR=[YR=2004] S21 E10 S2 E12 N23 W22 $ E22 N31 $.

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	0	0	0	1,328.00	SF	4.80	4.80	100	2004	2004	3	83	5,291	

LAND DESCRIPTION

TOTAL OB/XF 5,291

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	0		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