LOT 52
IN OR 2045/251
PAGE HILL #3 PB 6/341

BENNETT-DAVIS SARA E &/DAVIS LARRY
861574 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1627-0052-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

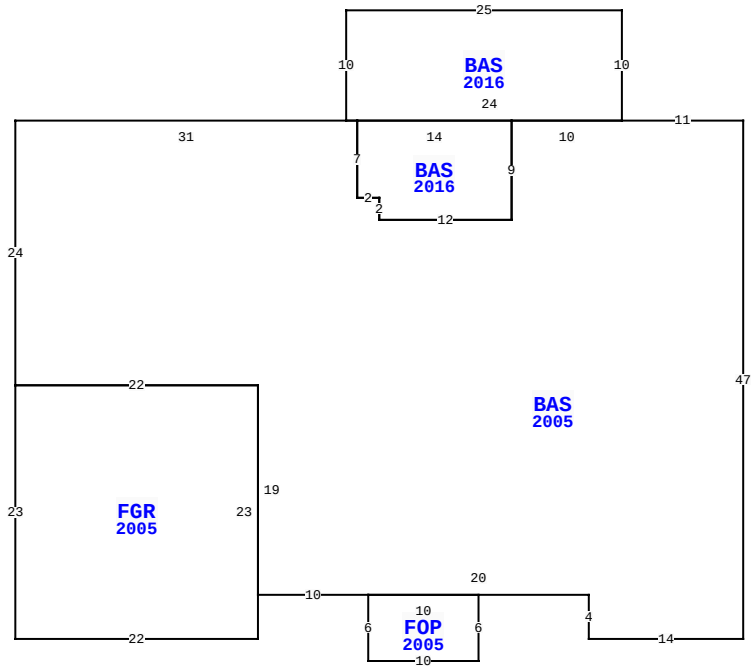
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,354	100	2005	2,354	282,507
BAS	122	100	2016	122	14,642
BAS	250	100	2016	250	30,003
FGR	506	55	2005	278	33,363
FOP	60	30	2005	18	2,160
TOTALS	3,292			3,022	362,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,022	109.2960	131.16	396,366	2005	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2726 HX Base Yr



861574 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		362,675
TOTAL MARKET OB/XF VALUE		15,353
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		463,028
SOH/AGL Deduction		210,750
ASSESSED VALUE		252,278
TOTAL EXEMPTION VALUE	13	252,278
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		463,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15732	ELEC OTHER	1,981	09/01/2005
M10286	MECH OTHER	0	09/01/2005
P09770	OTHER	0	08/01/2005
R07987	REPAIR/RRF	4,200	07/01/2005
B15712	NEW CONSTR	171,096	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2045/0251	4/08/2016	WD	U	I	11	100
GRANTOR: MEDEIROS MARIA DE						
GRANTEE: BENNETT-DAVIS SARA						
2039/0562	4/08/2016	WD	Q	I	01	227,500
GRANTOR: DE MEDEIROS MARIA						
GRANTEE: BENNETT-DAVIS SARA						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2005	2005	3	88	3,696	
2	0812	CONCRETE C	0	100	0	0	1,994.00	SF	4.80	4.80	100	2005	2005	3	84	8,040	
3	0476	VF 6 SBPL	0	100	0	0	96.00	LF	38.40	38.40	100	2008	2008	3	72	2,654	
4	0810	CONCRETE A	0	100	0	0	130.00	SF	7.80	7.80	100	2015	2015	3	95	963	

BUILDING DIMENSIONS

BAS=[YR=2005] W11 BAS=[YR=2016] N10 W25 S10 E1 BAS=[YR=2016] S7 E2 S2 E12 N9 W14$ E24$ W10 S9 W12 N2 W2 N7 W31 S24 FGR=[YR=2005] S23 E22 N23 W22$ E22 S19 E10 FOP=[YR=2005] S6 E10 N6 W10$ E20 S4 E14 N47$.

LAND DESCRIPTION

TOTAL OB/XF 15,353

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