



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 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	1,386	100	2005	1,386	186,618
FGR	437	55	2005	240	32,315
FOP	24	30	2005	7	943
UOP	264	20	2005	53	7,137
TOTALS	2,111			1,686	227,011

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	864.00	SF	6.24
2	0476	VF 6 SBPL	0	100	0	0	174.00	LF	38.40
3	0351	CARPORT MT	0	100	36	14	504.00	SF	12.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,686	123.7500	148.50	250,371	2005	2005	0	0	9.33	90.67
1 SINGLE FAM - 100% - 2025 Heated Area: 1386 HX Base Yr 2025											
861478 WORTHINGTON DR, YULEE											

861478 WORTHINGTON DR, YULEE					XF DATE INC DATE						LAND DATE AG DATE		04/22/2025		MLU	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
864.00	SF	6.24	6.24	100	2005	2005	3	84	4,529							
174.00	LF	38.40	38.40	100	2010	2010	3	76	5,078							
504.00	SF	12.00	12.00	100	2024	2023		97	5,867							

TOTAL OB/XF										15,474									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										227,011									
TOTAL MARKET OB/XF VALUE										15,474									
TOTAL LAND VALUE - MARKET										85,000									
TOTAL MARKET VALUE										327,485									
SOH/AGL Deduction										0									
ASSESSED VALUE										327,485									
TOTAL EXEMPTION VALUE										HX HB WX 55,722									
BASE TAXABLE VALUE										271,763									
TOTAL JUST VALUE										327,485									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										313,183									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14750	ELEC OTHER	1,500	04/01/2005
E14626	ELEC OTHER	1,500	03/01/2005
M09412	MECH OTHER	0	03/01/2005
B0413358	NEW CONSTR	132,000	07/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2728/856	7/17/2024	WD	Q	I	01	380,000	
GRANTOR: SMITH MARK L							
GRANTEE: JONES DEANNA MARIE							
2109/0818	3/27/2017	WD	Q	I	01	176,000	
GRANTOR: SAVAGE MICHAEL J & LA							
GRANTEE: SMITH MARK L							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2005;ORIG=0,0] W12 S11 W33 S18 E19 S18 E10 N6 E4 S6 E12 N47 \$									
FGR=[YR=2005;ORIG=-45,29] S23 E19 N23 W19 \$									
UOP=[YR=2005;ORIG=-12,0] W24 S11 E24 N11 \$									
FOP=[YR=2005;ORIG=-16,47] E4 N6 W4 S6 \$									