



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
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	1,804	100	2005	1,804	230,807
FGR	486	55	2005	267	34,160
FOP	50	30	2005	15	1,919
PTO	190	5	2005	10	1,279
TOTALS	2,530			2,096	268,166

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,583.00	SF	4.80
2	0811	CONCRETE B	0	100	20	14	280.00	SF	6.24
3	0940	SHEDS/PORT	0	100	0	0	192.00	SF	36.00
4	0479	VF PICKET	0	100	0	0	165.00	LF	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
0100	01	2,096	115.4538	138.54	290,380	2005	2008	0	0
1 SINGLE FAM - 100% - 2025 Heated Area: 1804 HX Base Yr 2025									
861460 WORTHINGTON DR, YULEE									

TOTAL OB/XF									
11,717									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		268,166	
TOTAL MARKET OB/XF VALUE		11,717	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		364,883	
SOH/AGL Deduction		0	
ASSESSED VALUE		364,883	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		314,161	
TOTAL JUST VALUE		364,883	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		343,969	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003985	22 X 25 STORAGE B	36,410	04/15/2025
20011945	WINDOWS	11,922	12/02/2020
M10096	MECH OTHER	0	08/01/2005
P09670	OTHER	0	07/01/2005
R0507763	REPAIR/RRF	4,000	06/01/2005
E0515212	ELEC OTHER	2,000	06/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2756/563	12/03/2024	WD	Q	I	01
GRANTOR: BLEVINS KATHLEEN L					
GRANTEE: ANGELL RICHARD & AN					
1365/0496	11/07/2005	WD	Q	I	
GRANTOR: HALLMARK HOMES INC					
GRANTEE: BLEVINS DOUGLAS L &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005;ORIG=0,0] W16 U2L1 W5 D2L1 W4 W19 W12 S33 E11 N2 E6 E2 N4 E7 S4 E10 E22 N31 \$									
FGR=[YR=2005;ORIG=-22,31] S21 E10 S2 E12 N23 W22 \$									
PTO=[YR=2005;ORIG=-27,0] N10 W19 S10 E19 \$									
FOP=[YR=2005;ORIG=-41,31] S2 E11 N2 W2 N4 W7 S4 W2 \$									