LOT 59
IN OR 1327/1262
PAGE HILL #3 PB 6/341

BROWN TIMOTHY O & ERIN L
861442 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0059-0000

NASSAU COUNTY PROPERTY

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

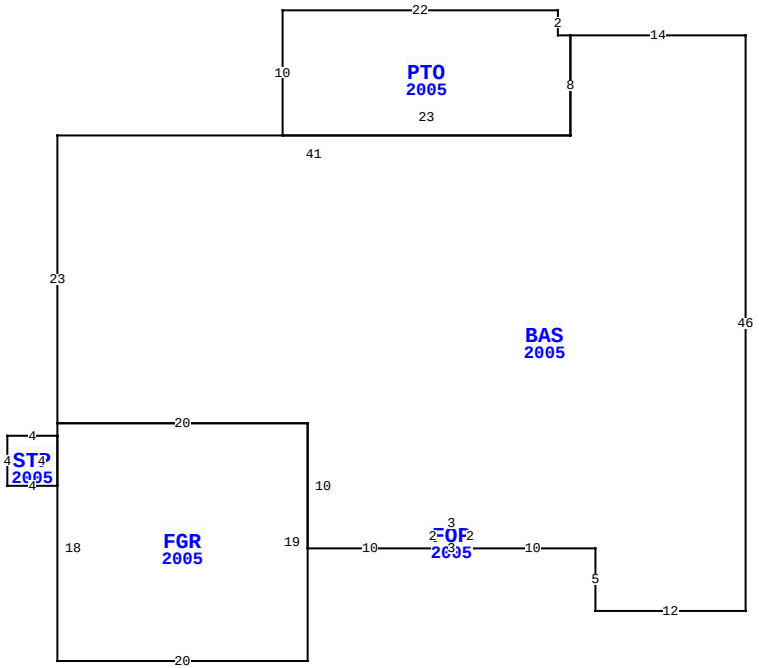
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100	2005	1,781	219,817
FGR	380	55	2005	209	25,796
FOP	6	30	2005	2	247
PTO	228	5	2005	11	1,357
STP	16	10	2005	2	247
TOTALS	2,411			2,005	247,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,005	115.2382	138.29	277,271	2005	2005	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2006 Heated Area: 1781 HX Base Yr 2006



861442 WORTHINGTON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

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	100	0	0	885.00	SF	4.80	4.80	100	2005	2005	3	84	3,568	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,464
TOTAL MARKET OB/XF VALUE		3,568
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		336,032
SOH/AGL Deduction		189,524
ASSESSED VALUE		146,508
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		90,786
TOTAL JUST VALUE		336,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514226	ELEC OTHER	2,000	02/01/2005
M0409092	H/AC	0	12/01/2004
B0413193	NEW CONSTR	129,000	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/1262	6/22/2005	WD	Q	I		150,335
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BROWN TIMOTHY O & E						
1259/1936	9/17/2004	WD	U	V	19	1,950,400
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 PTO=[YR=2005] W1 N2 W22 S10 E23 N8$ S8 W41 S23 FGR=[YR=2005] S1 STP=[YR=2005] W4 S4 E4 N4 $ S18 E20 N19 W20$ E20 S10 E10 FOP=[YR=2005] E3 N2 W3 S2$ N2 E3 S2 E10 S5 E12 N46$.

LAND DESCRIPTION

TOTAL OB/XF 3,568

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