LOT 60
PAGE HILL #3 PB 6/341

WHITING TROXEL TRUST/WHITING SUSAN G TRUSTEE
861424 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1627-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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

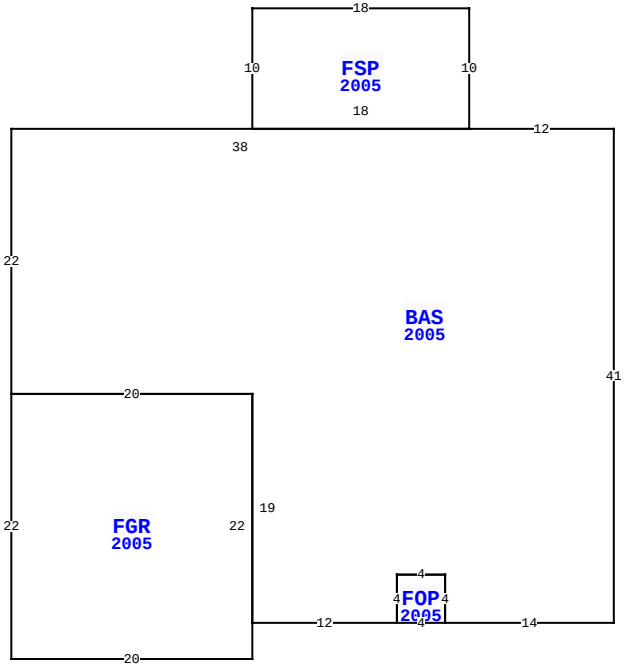
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,654	100	2005	1,654	204,143
FGR	440	55	2005	242	29,868
FOP	16	30	2005	5	617
FSP	180	40	2005	72	8,887
TOTALS	2,290			1,973	243,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,973	115.2382	138.29	272,846	2005	2005	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2024 Heated Area: 1654 HX Base Yr 2024



861424 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,515
TOTAL MARKET OB/XF VALUE		3,520
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		332,035
SOH/AGL Deduction		5,968
ASSESSED VALUE		326,067
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		275,345
TOTAL JUST VALUE		332,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0413974	ELEC OTHER	2,000	12/01/2004
M0409042	H/AC	0	12/01/2004
B0413442	NEW CONSTR	141,000	08/01/2004
R046534	REPAIR/RRF	1,500	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2741/1653	10/03/2024	WD	U	I	11	100
GRANTOR: WHITING PETER E & SUS						
GRANTEE: WHITING TROXEL TRUS						
2736/650	9/06/2024	WD	U	I	11	100
GRANTOR: WHITING PETER E & SUS						
GRANTEE: WHITING TROXEL TRUS						

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	873.00	SF	4.80	4.80	100	2005	2005	3	84	3,520	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 FSP=[YR=2005] N10 W18 S10 E18$ W38 S22
FGR=[YR=2005] S22 E20 N22 W20$ E20 S19 E12 FOP=[YR=2005] E4
N4 W4 S4$ N4 E4 S4 E14 N41$.

LAND DESCRIPTION

TOTAL OB/XF 3,520

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