LOT 61
IN OR 1387/41
PAGE HILL #3 PB 6/341

POWELL JANET E/KURTZ DIANE
861404 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0061-0000

BUILDING CHARACTERISTICS

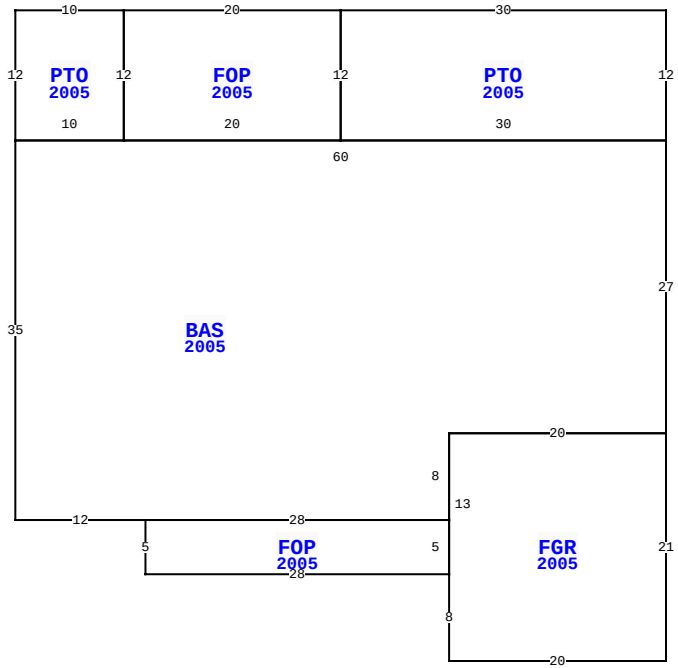
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,940	100	2005	1,940	246,382
FGR	420	55	2005	231	29,337
FOP	140	30	2005	42	5,334
FOP	240	30	2005	72	9,144
PTO	120	5	2005	6	762
PTO	360	5	2005	18	2,286
TOTALS	3,220			2,309	293,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,309	113.1900	135.83	313,631	2005	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2007 Heated Area: 1940 HX Base Yr 2007



861404 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,245
TOTAL MARKET OB/XF VALUE		5,955
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		384,200
SOH/AGL Deduction		219,650
ASSESSED VALUE		164,550
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,828
TOTAL JUST VALUE		384,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009352	REPAIR/RRF	12,650	10/23/2017
B15772	NEW CONSTR	151,972	01/12/2006
E15731	ELEC OTHER	2,084	09/01/2005
M10394	MECH OTHER	0	09/01/2005
P09837	OTHER	0	08/01/2005
R08034	REPAIR/RRF	4,800	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/0041	2/06/2006	WD	Q	I		183,100
GRANTOR: HALLMARK HOMES INC						
GRANTEE: POWELL JANET E & DI						
1311/0641	4/21/2005	WD	U	V	19	28,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W30 FOP=[YR=2005] W20 PTO=[YR=2005] W10 S12 BAS=[YR=2005] S35 E12 FOP=[YR=2005] S5 E28 FGR=[YR=2005] S8 E20 N21 W20 S13 $ N5 W28 $ E28 N8 E20 N27 W60 $ E10 N12 $ S12 E20 N12 $ S12 E30 N12 $.

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	1,477.00	SF	4.80	4.80	100	2005	2005	3	84	5,955	

LAND DESCRIPTION

TOTAL OB/XF 5,955

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