LOT 62
PAGE HILL #3 PB 6/341

JENKINS KAISYN
861386 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

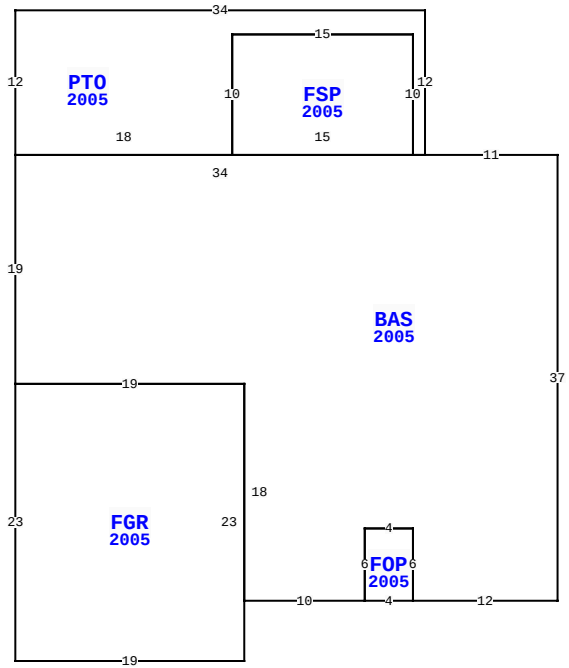
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,299	100	2005	1,299	183,671
FGR	437	55	2005	240	33,934
FOP	24	30	2005	7	990
FSP	150	40	2005	60	8,484
PTO	258	5	2005	13	1,839
TOTALS	2,168			1,619	228,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,619	125.5518	150.66	243,919	2005	2011	0	0	0	6.15	93.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1299 HX Base Yr 2021



861386 WORTHINGTON DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,918
TOTAL MARKET OB/XF VALUE		7,192
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		321,110
SOH/AGL Deduction		102,004
ASSESSED VALUE		219,106
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,384
TOTAL JUST VALUE		321,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615574	REPAIR/RRF	5,290	12/01/2016
E0514227	ELEC OTHER	2,000	02/01/2005
M0409093	H/AC	0	12/01/2004
B0413447	NEW CONSTR	132,000	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/1086	11/10/2020	WD	Q	I	01	240,500
GRANTOR: GILTZ ALAINA J						
GRANTEE: JENKINS KAISYN						
2188/1221	4/02/2018	WD	Q	I	02	186,000
GRANTOR: COPPINGER CAROL A & K						
GRANTEE: GLITZ ALAINA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 PTO=[YR=2005] N12 W34 S12 E18 FSP=[YR=2005] E15 N10 W15 S10$ N10 E15 S10 E1$ W34 S19 FGR=[YR=2005] S23 E19 N23 W19$ E19 S18 E10 FOP=[YR=2005] E4 N6 W4 S6$ N6 E4 S6 E12 N37$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2005	2005	3	88	3,696	
2	0812	CONCRETE C	0	100	0	0	867.00	SF	4.80	4.80	100	2005	2005	3	84	3,496	

LAND DESCRIPTION

TOTAL OB/XF 7,192

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