LOT 64
PAGE HILL #3 PB 6/341

DOCARMO LENNY
861348 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1627-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

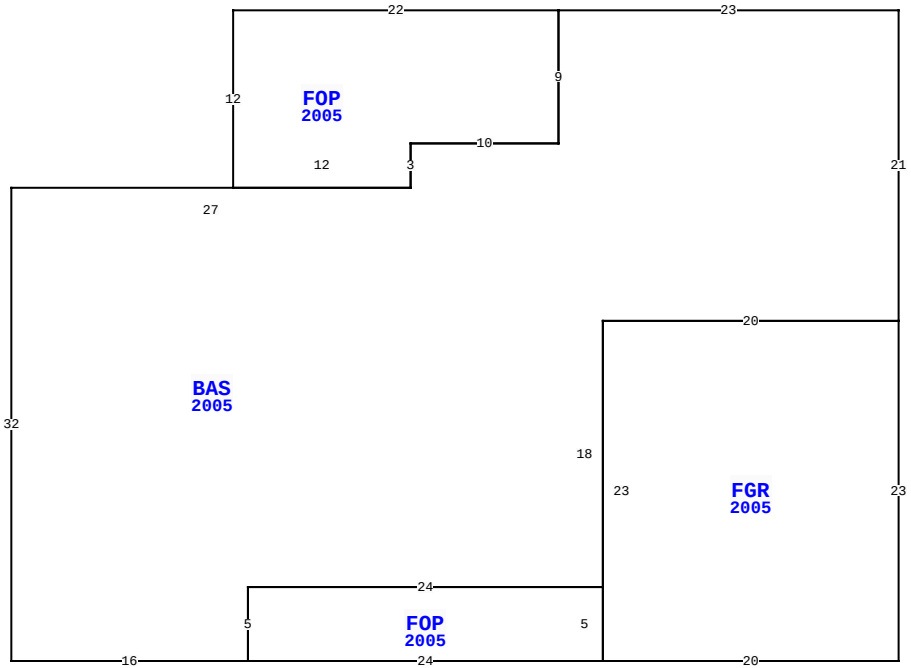
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,646	100	2005	1,646	208,313
FGR	460	55	2005	253	32,019
FOP	120	30	2005	36	4,556
FOP	234	30	2005	70	8,859
TOTALS	2,460			2,005	253,747

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	116.3162	139.58	279,858	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2006 Heated Area: 1646 HX Base Yr 2006



861348 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		253,747
TOTAL MARKET OB/XF VALUE		5,375
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		344,122
SOH/AGL Deduction		193,859
ASSESSED VALUE		150,263
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,541
TOTAL JUST VALUE		344,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0413944	ELEC OTHER	2,280	12/01/2004
M0409024	H/AC	0	12/01/2004
B0413985	NEW CONSTR	128,775	11/01/2004
R046840	REPAIR/RRF	4,000	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2465/1313	3/27/2019	QC	U	I	11	100
GRANTOR: DOCARMO BRENDA J						
GRANTEE: DOCARMO LENNY						
1322/0406	6/03/2005	WD	Q	I		171,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: DO CARMO LENNY & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W23 FOP=[YR=2005] W22 S12 E12 N3 E10 N9$ S9 W10 S3 W27 S32 E16 FOP=[YR=2005] E24 FGR=[YR=2005] E20 N23 W20 S23$ N5 W24 S5$ N5 E24 N18 E20 N21$.

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	1,333.00	SF	4.80	4.80	100	2005	2005	3	84	5,375	

LAND DESCRIPTION

TOTAL OB/XF 5,375

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