

HORN JEFFREY A & CHARITY
861312 WORTHINGTON DR
YULEE, FL 32097

51-3N-27-1627-0066-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
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 Floor	08 SHT VINYL 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame Stories	02 WOOD FRAME 100				
Units	1. 1. 100				
Occupancy	0 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	1,585	100	2005	1,585	200,593
FGR	460	55	2005	253	32,019
FOP	15	30	2005	4	506
FSP	180	40	2005	72	9,112
TOTALS	2,240			1,914	242,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,914	116.3162	139.58	267,156	2005	2005	0	0	9.33	90.67

1 SINGLE FAM - 100% - 2016
Heated Area: 1585
HX Base Yr 2016

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/22/2025 MLU

EXTRA FEATURES

L N	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	0811	CONCRETE B	0 100	0	0	925.00	SF	6.24	6.24	100	2005	2005	3	84	4,848	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,230
TOTAL MARKET OB/XF VALUE	4,848
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	332,078
SOH/AGL Deduction	166,623
ASSESSED VALUE	165,455
TOTAL EXEMPTION VALUE	HX HB VX 55,722
BASE TAXABLE VALUE	109,733
TOTAL JUST VALUE	332,078
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,807

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1615/0299	4/14/2009	WD Q	I		01	160,000

GRANTOR: HILL MADELYN & RODERI

GRANTEE: HORN JEFFREY A & CH

1303/1357 3/22/2005 WD Q I 140,400

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: HILL MADELYN & RODE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 FSP=[YR=2005] N10 W18 S10 E18\$ W37 S20 FGR=[YR=2005] S23 E20 N23 W20\$ E20 S20 E12 FOP=[YR=2005] E5 N3 W5 S3\$ N3 E5 S3 E13 N40\$.

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