LOT 69
PAGE HILL #3 PB 6/341

WRIGHT JENNIFER A
861168 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1627-0069-0000

BUILDING CHARACTERISTICS

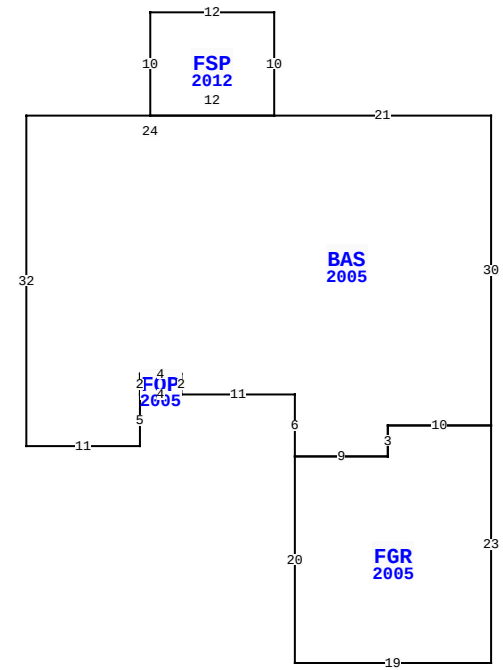
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,346	100	2005	1,346	180,586
FGR	410	55	2005	226	30,321
FOP	8	30	2005	2	268
FSP	120	40	2012	48	6,440
TOTALS	1,884			1,622	217,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,622	123.3078	147.97	240,007	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2017 Heated Area: 1346 HX Base Yr 2017



861168 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		217,614
TOTAL MARKET OB/XF VALUE		4,084
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		306,698
SOH/AGL Deduction		140,726
ASSESSED VALUE		165,972
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,250
TOTAL JUST VALUE		306,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14414	ELEC OTHER	2,000	02/01/2005
M09270	MECH OTHER	0	02/01/2005
P0408796	OTHER	0	12/01/2004
B0413944	NEW CONSTR	103,039	10/01/2004
R046808	REPAIR/RRF	1,300	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/0680	3/30/2021	QC	U	I	11	100
GRANTOR: WRIGHT BRENT ALLEN						
GRANTEE: WRIGHT JENNIFER A						
1492/0058	4/12/2007	QC	Q	I	06	68,100
GRANTOR: WRIGHT BRENT ALLEN &						
GRANTEE: WRIGHT BRENT ALLEN						

BUILDING NOTES

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	1,013.00	SF	4.80	4.80	100	2005	2005	3	84	4,084	

BUILDING DIMENSIONS

BAS=[YR=2005] W21 FSP=[YR=2012] N10 W12 S10 E12$ W24 S32 E11 N5 FOP=[YR=2005] E4 N2 W4 S2$ N2 E4 S2 E11 S6 FGR=[YR=2005] S20 E19 N23 W10 S3 W9$ E9 N3 E10 N30$.

LAND DESCRIPTION

TOTAL OB/XF 4,084

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 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS