LOT 70
PAGE HILL #3 PB 6/341

SOLAT ALEX K & CHERYL K L/E/
861148 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1627-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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

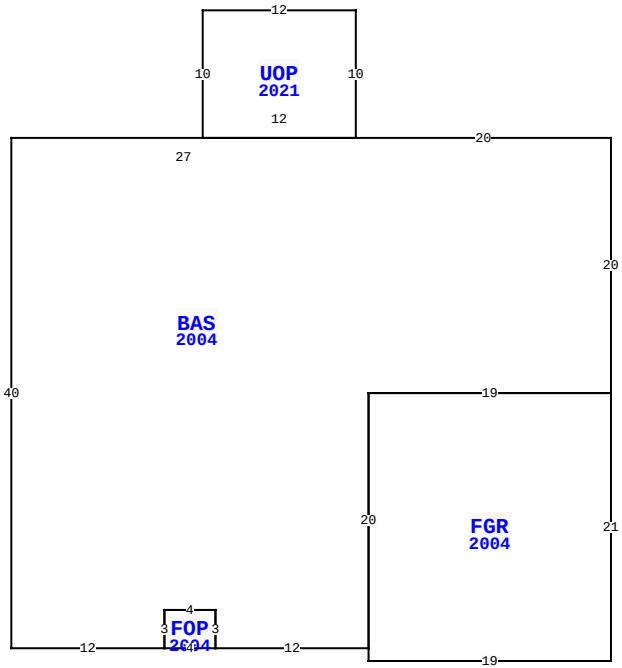
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2004	1,488	196,220
FGR	399	55	2004	219	28,879
FOP	12	30	2004	4	527
UOP	120	20	2021	24	3,164
TOTALS	2,019			1,735	228,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,735	122.1000	146.52	254,212	2004	2004	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1488 HX Base Yr 2016



861148 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,791
TOTAL MARKET OB/XF VALUE		4,775
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		318,566
SOH/AGL Deduction		159,923
ASSESSED VALUE		158,643
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,921
TOTAL JUST VALUE		318,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007098	ADDITION	3,076	09/17/2021
B0412897	NEW CONSTR	110,215	05/01/2004
P0407943	NEW CONSTR	0	05/01/2004
R046219	REPAIR/RRF	3,700	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2667/514	9/14/2023	LE	U	I	11	100
GRANTOR: SOLAT ALEX K & CHERYL						
GRANTEE: GETZ JENNIFER M (LI						
1977/1402	4/28/2015	SW	U	I	18	115,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: SOLAT ALEX K & CHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 UOP=[YR=2021] N10 W12 S10 E12$ W27 S40 E12 FOP=[YR=2004] E4 N3 W4 S3$ N3 E4 S3 E12 FGR=[YR=2004] S1 E19 N21 W19 S20$ N20 E19 N20$.

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	0811	CONCRETE B	0	100	0	0	922.00	SF	6.24	6.24	100	2004	2004	3	83	4,775	

LAND DESCRIPTION

TOTAL OB/XF 4,775

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