LOT 71
PAGE HILL #3 PB 6/341

WILLIAMS NICHOLAS A
861128 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1627-0071-0000

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

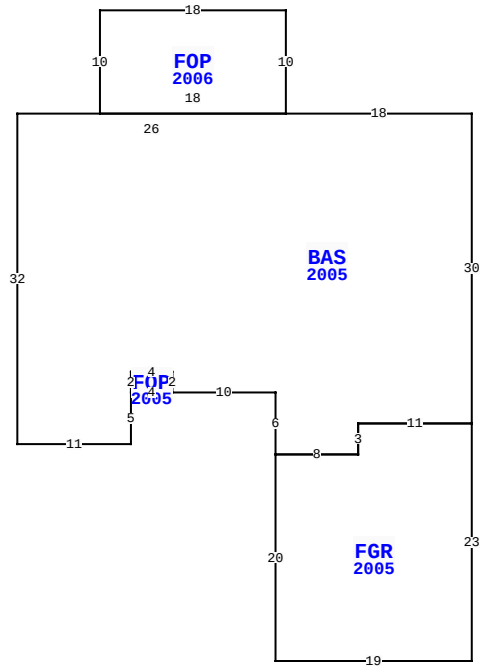
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	2005	1,316	176,561
FGR	413	55	2005	227	30,455
FOP	8	30	2005	2	268
FOP	180	30	2006	54	7,245
TOTALS	1,917			1,599	214,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,599	123.3078	147.97	236,604	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2022 Heated Area: 1316 HX Base Yr 2022



861128 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		214,529
TOTAL MARKET OB/XF VALUE		5,168
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		304,697
SOH/AGL Deduction		93,206
ASSESSED VALUE		211,491
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,769
TOTAL JUST VALUE		304,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16238	ADDITION	1,968	09/01/2005
B0412634	NEW CONSTR	101,839	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2368/1892	6/16/2020	WD	Q	I	01	205,000
GRANTOR: MAGNUS SHANE E & ELIZ						
GRANTEE: WILLIAMS NICHOLAS A						
2117/0876	4/27/2017	WD	Q	I	01	149,900
GRANTOR: MOORE LARRY & LINDA						
GRANTEE: MAGNUS SHANE E & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2006] N10 W18 S10 E18$ W26 S32 E11 N5 FOP=[YR=2005] E4 N2 W4 S2$ N2 E4 S2 E10 S6 FGR=[YR=2005] S20 E19 N23 W11 S3 W8$ E8 N3 E11 N30$.

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	986.00	SF	6.24	6.24	100	2005	2005	3	84	5,168	

LAND DESCRIPTION

TOTAL OB/XF 5,168

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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS