LOT 73
IN OR 2123/979
PAGE HILL #3 PB 6/341

MAY DANIEL S & AMY
861092 WORTHINGTON DR
YULEE, FL 32097

2025

51-3N-27-1627-0073-0000

BUILDING CHARACTERISTICS

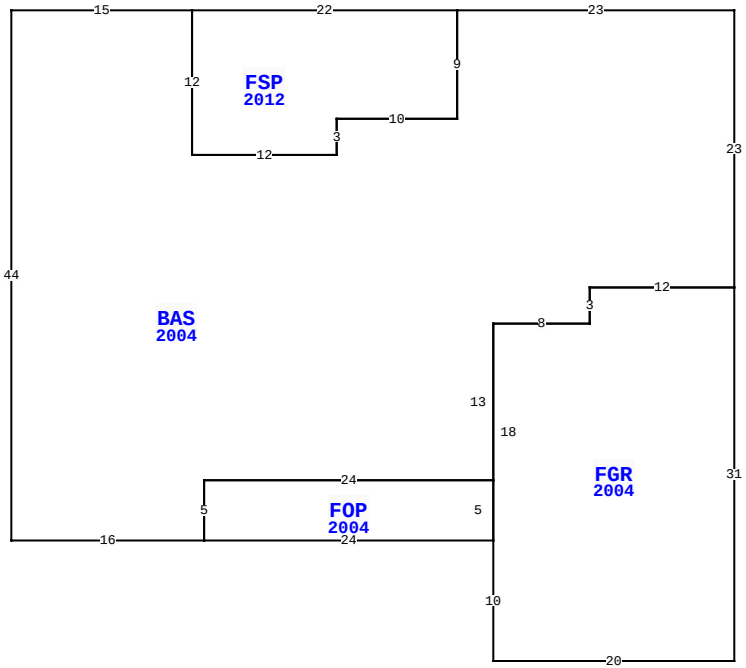
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,890	100	2004	1,890	241,016
FGR	596	55	2004	328	41,827
FOP	120	30	2004	36	4,590
FSP	234	40	2012	94	11,987
TOTALS	2,840			2,348	299,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,348	114.2680	137.12	321,958	2004	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1890 HX Base Yr 2018



861092 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		299,421
TOTAL MARKET OB/XF VALUE		8,835
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		393,256
SOH/AGL Deduction		181,156
ASSESSED VALUE		212,100
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,378
TOTAL JUST VALUE		393,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004441	REPAIR/RRF	0	06/10/2020
M1217716	H/AC	0	10/01/2012
M10866	MECH OTHER	0	01/01/2006
B0413110	NEW CONSTR	148,375	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2123/0979	5/24/2017	WD	Q	I	01	175,800
GRANTOR: BOHN LINDA A & ROBERT						
GRANTEE: MAY DANIEL S & AMY						
1287/1239	1/13/2005	WD	Q	I		162,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: BOHN LINDA A & ROBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 FSP=[YR=2012] W22 S12 E12 N3 E10 N9$ S9 W10 S3 W12 N12 W15 S44 E16 FOP=[YR=2004] E24 FGR=[YR=2004] S10 E20 N31 W12 S3 W8 S18$ N5 W24 S5$ N5 E24 N13 E8 N3 E12 N23$.

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	1,938.00	SF	4.80	4.80	100	2004	2004	3	83	7,721	
2	0810	CONCRETE A	0	100	0	0	170.00	SF	7.80	7.80	100	2005	2005	3	84	1,114	

LAND DESCRIPTION

TOTAL OB/XF 8,835

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	0003	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 12/01/2020 BY NWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS