LOT 41
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

LATCHFORD NOEL & JANE TRUST
1649 TUCKER LANE
ENCINITAS, CA 92024

2026

51-3N-27-1626-0041-0000

BUILDING CHARACTERISTICS

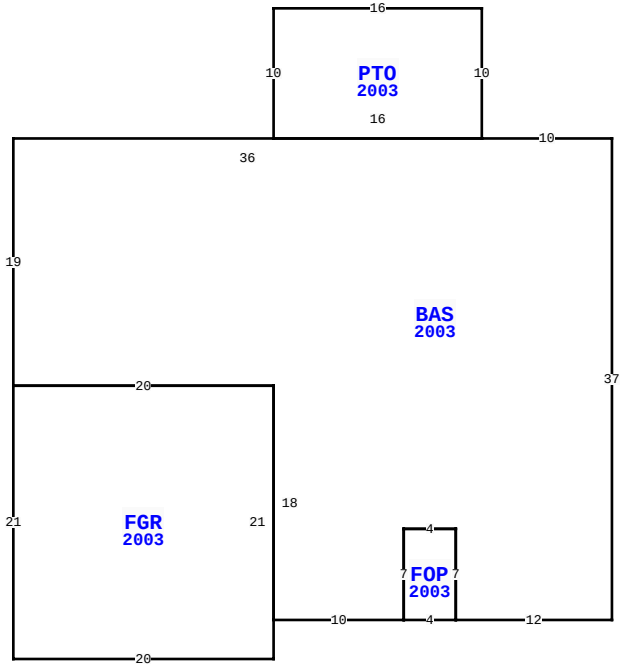
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,314	100	2003	1,314	162,500
FGR	420	55	2003	231	28,568
FOP	28	30	2003	8	990
PTO	160	5	2003	8	990
TOTALS	1,922			1,561	193,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,561	100.3374	139.47	217,713	2003	2003	0	0	0	11.33	88.67

1 SNGL FAM 0% - 0 Heated Area: 1314 HX Base Yr



861824 WORTHINGTON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/23/2026 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	193,046
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	283,046
SOH/AGL Deduction	10,687
ASSESSED VALUE	272,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,359
TOTAL JUST VALUE	283,046
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036349	NEW CONSTR	0	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2277/1065	4/05/2018	QC	U	I	11	100
GRANTOR: LATCHFORD JANE E & NO						
GRANTEE: LATCHFORD NOEL & JA						
1136/0524	5/09/2003	WD	Q	I		121,000
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: LATCHFORD JANE E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W10 PTO=[YR=2003] N10 W16 S10 E16$ W36 S19
FGR=[YR=2003] S21 E20 N21 W20$ E20 S18 E10 FOP=[YR=2003] E4
N7 W4 S7$ N7 E4 S7 E12 N37$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS