LOT 42
IN OR 1611/72
ESMT PT OR 1117/1699

FRENTZEL LINDA I TRUSTEE
861810 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1626-0042-0000

BUILDING CHARACTERISTICS

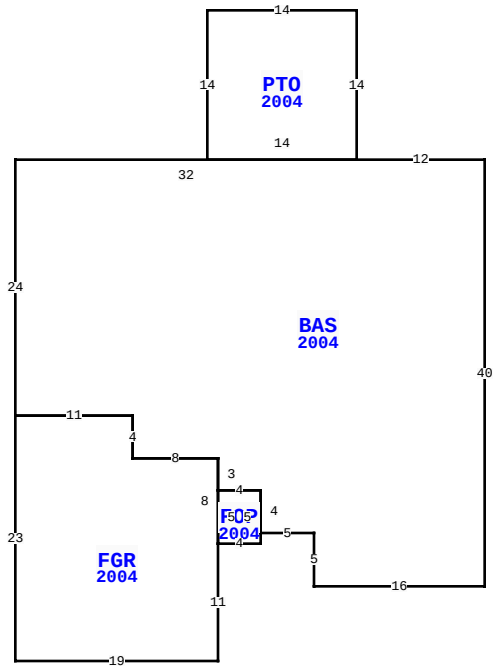
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,427	100	2004	1,427	173,456
FGR	405	55	2004	223	27,106
FOP	20	30	2004	6	729
PTO	196	5	2004	10	1,216
TOTALS	2,048			1,666	202,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,666	97.4700	135.48	225,710	2004	2004	0	0	0	10.28	89.72

1 SNGL FAM 100% - 2005 Heated Area: 1427 HX Base Yr 2005



861810 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		202,507
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		295,517
SOH/AGL Deduction		160,365
ASSESSED VALUE		135,152
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		33,741
TOTAL JUST VALUE		295,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412614	NEW CONSTR	110,366	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1611/0072	3/16/2009	QC	U	I	19	100
GRANTOR: FRENTZEL LINDA						
GRANTEE: FRENTZEL LINDA I TR						
1285/0075	1/03/2005	WD	U	I	21	132,700
GRANTOR: HALLMARK HOMES INC						
GRANTEE: FRENTZEL LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 PTO=[YR=2004] N14 W14 S14 E14$ W32 S24
FGR=[YR=2004] S23 E19 N11 FOP=[YR=2004] E4 N5 W4 S5$ N8 W8 N4
W11$ E11 S4 E8 S3 E4 S4 E5 S5 E16 N40$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	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