LOT 43
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

AINSWORTH HILDA M L/E/
861792 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1626-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

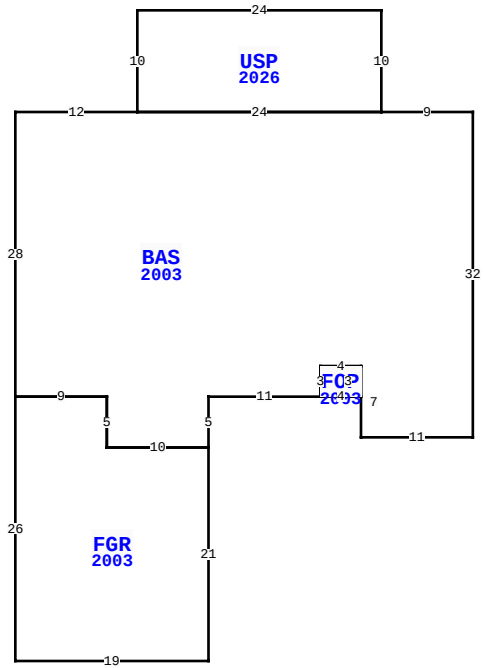
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,342	100	2003	1,342	157,657
FGR	444	55	2003	244	28,665
FOP	12	30	2003	4	470
USP	240	30	2026	72	8,458
TOTALS	2,038			1,662	195,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,662	100.5300	139.74	232,248	2003	2003	0	0	0	15.93	84.07

1 SNGL FAM 100% - 2004 Heated Area: 1342 HX Base Yr 2004



861792 WORTHINGTON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/23/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		195,251
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		285,251
SOH/AGL Deduction		146,854
ASSESSED VALUE		138,397
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		36,986
TOTAL JUST VALUE		285,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005747	ROOF	8,000	07/21/2020
B0311182	NEW CONSTR	101,839	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/248	8/13/2024	QC	U	I	11	100
GRANTOR: AINSWORTH HILDA M						
GRANTEE: SMIDDY ELIZABETH						
1924/1923	6/26/2014	QC	U	I	11	100
GRANTOR: AINSWORTH HILDA M						
GRANTEE: SMIDDY ELIZABETH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W9 W24 W12 S28 E9 S5 E10 N5 E11 N3 E4 S7 E11 N32 $
FGR=[YR=2003;ORIG=-45,28] S26 E19 N21 W10 N5 W9 $
FOP=[YR=2003;ORIG=-15,28] E4 N3 W4 S3 $
USP=[YR=2026;ORIG=-33,-10] E24 S10 W24 N10 $
.

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	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