LOT 52
IN OR 1216/989
ESMT PT OR 1117/1699

ADAMS SEAN & JULIE/
861729 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1626-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

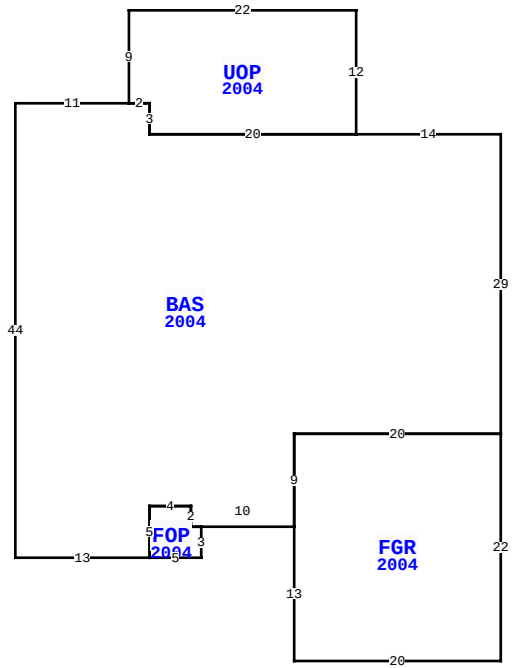
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,676	100	2004	1,676	195,963
FGR	440	55	2004	242	28,295
FOP	23	30	2004	7	818
UOP	258	20	2004	52	6,080
TOTALS	2,397			1,977	231,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,977	93.7566	130.32	257,643	2004	2004	0	0	0	10.28	89.72

1 SNGL FAM 100% - 2021 Heated Area: 1676 HX Base Yr 2021



861729 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		231,157
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		321,157
SOH/AGL Deduction		138,981
ASSESSED VALUE		182,176
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,765
TOTAL JUST VALUE		321,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009426	WINDOWS	5,159	10/30/2020
B0311860	NEW CONSTR	121,598	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1216/0989	3/18/2004	WD	Q	I		133,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: ADAMS SEAN & JULIE						
1165/1393	8/26/2003	WD	U	V	19	23,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W14 W20 N3 W2 W11 S44 E13 N5 E4 S2 E10 N9 E20 N29 $
FGR=[YR=2004;ORIG=-20,38] S13 E20 N22 W20 S9 $
UOP=[YR=2004;ORIG=-14,0] N12 W22 S9 E2 S3 E20 $
FOP=[YR=2004;ORIG=-34,41] E5 N3 W1 N2 W4 S5 $
.

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 04/16/2024 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS