



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	15	HARDTILE 60
Interior Floo	14	CARPET 40
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
------------------	---------

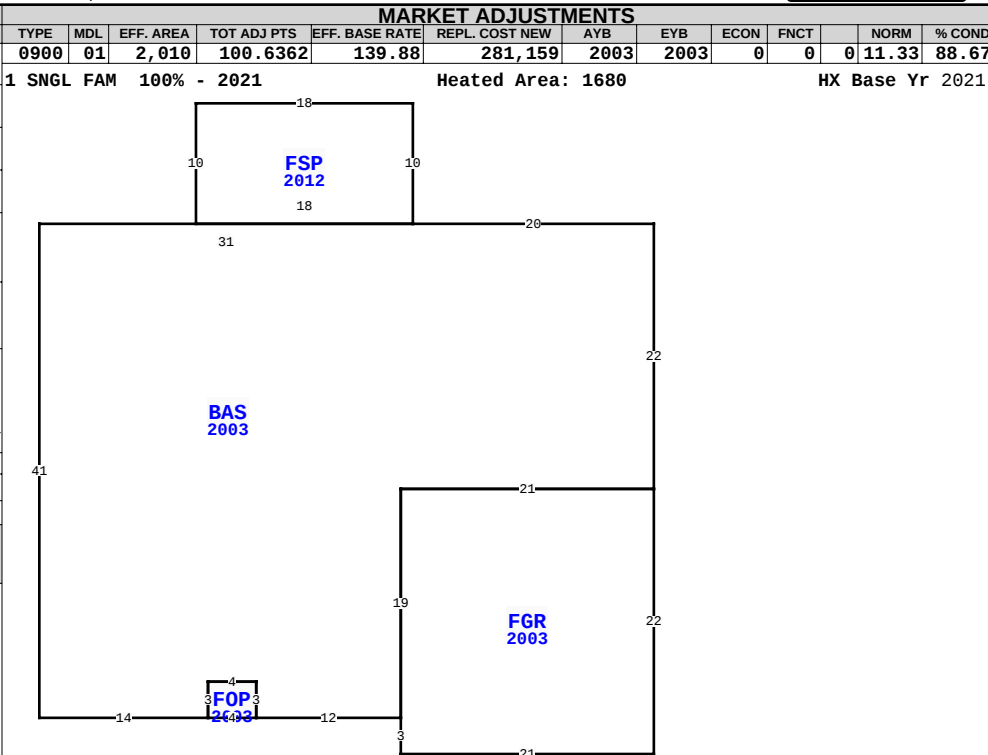
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2003	1,680	208,373
FGR	462	55	2003	254	31,504
FOP	12	30	2003	4	497
FSP	180	40	2012	72	8,930
TOTALS	2,334			2,010	249,304

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

2	0860	POOL/SPA	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	

LAND DESCRIPTION			TOTAL OB/XF 47,500													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----



861745 WORTHINGTON DR, YULEE	BLD DATE	LGL DATE	03/23/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 47,500																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

TOTAL OB/XF 47,500																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

Total Acres: 0.00	Total Land Value: 90,000	Market: 0	Agricultural: 0
-------------------	--------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	249,304		
TOTAL MARKET OB/XF VALUE	47,500		
TOTAL LAND VALUE - MARKET	90,000		
TOTAL MARKET VALUE	386,804		
SOH/AGL Deduction	169,842		
ASSESSED VALUE	216,962		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	165,551		
TOTAL JUST VALUE	386,804		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	383,699		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003536	SWIM POOL	31,290	04/21/2017
80311316	NEW CONSTR	120,976	06/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/1314	5/28/2020	WD	Q	I	01	263,500
GRANTOR: SMITH HILLARY FAYE						
GRANTEE: KAUFFMAN ALICE B &						
2049/1468	5/31/2016	WD	Q	I	01	183,000
GRANTOR: THORNTON GREGORY						
GRANTEE: SMITH HILLARY FAYE						

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
BAS=[YR=2003] W20 FSP=[YR=2012] N10 W18 S10 E18 \$ W31 S41 E14 FOP=[YR=2003] E4 N3 W4 S3 \$ N3 E4 S3 E12 FGR=[YR=2003] S3 E21 N22 W21 S19 \$ N19 E21 N22 \$.																

TOTAL OB/XF 47,500																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

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
----------------	---------------------------