LOT 56
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

TODD KHELIA O L/E/
861795 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1626-0056-0000

BUILDING CHARACTERISTICS

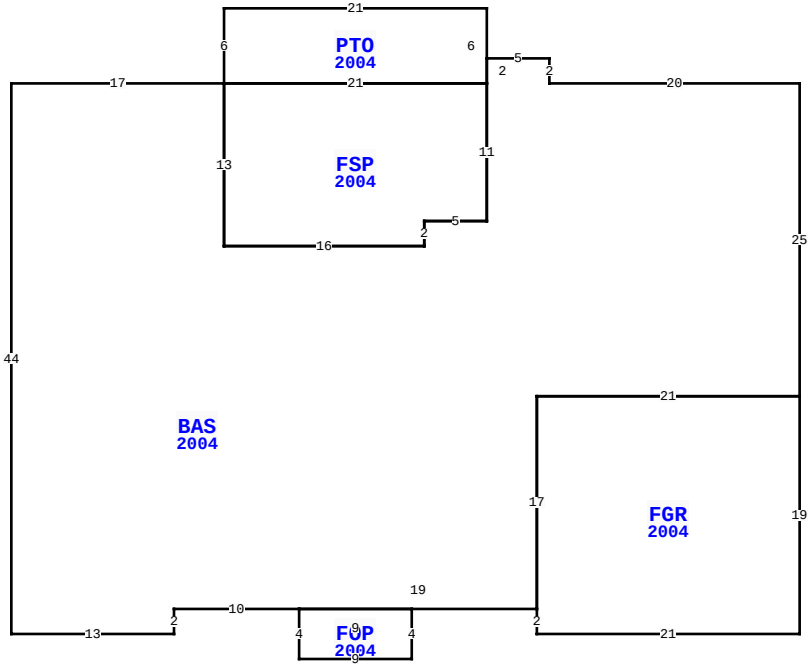
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,062	100	2004	2,062	245,628
FGR	399	55	2004	219	26,088
FOP	36	30	2004	11	1,310
FSP	263	40	2004	105	12,508
PTO	126	5	2004	6	715
TOTALS	2,886			2,403	286,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,403	95.5206	132.77	319,046	2004	2004	0	0	0	10.28	89.72

1 SNGL FAM 100% - 2005 Heated Area: 2062 HX Base Yr 2005



861795 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		286,248
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		376,248
SOH/AGL Deduction		196,727
ASSESSED VALUE		179,521
TOTAL EXEMPTION VALUE	SX HX HB	101,411
BASE TAXABLE VALUE		78,110
TOTAL JUST VALUE		376,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311725	NEW CONSTR	154,813	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2824/890	10/22/2025	QC	U	I	11	100
GRANTOR: TODD KHELIA O						
GRANTEE: COWAN PRISCILLA						
1210/1253	2/26/2004	WD	Q	I		168,100
GRANTOR: HALLMARK HOMES INC						
GRANTEE: TODD LARRY D & KHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 N2 W5 S2 PTO=[YR=2004] N6 W21 S6 E21$
FSP=[YR=2004] W21 S13 E16 N2 E5 N11$ S11 W5 S2 W16 N13 W17
S44 E13 N2 E10 FOP=[YR=2004] S4 E9 N4 W9$ E19 FGR=[YR=2004]
S2 E21 N19 W21 S17$ N17 E21 N25$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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