LOT 12
IN OR 1282/1224
PAGE HILL #3 PB 6/341

ERNEY SCOTT JEFFREY
861023 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1627-0012-0000

BUILDING CHARACTERISTICS

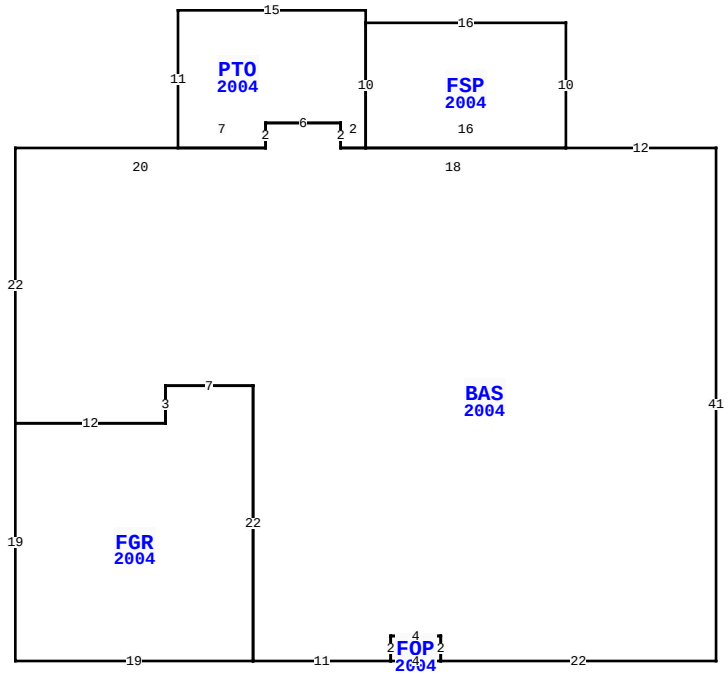
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,918	100	2004	1,918	222,159
FGR	382	55	2004	210	24,324
FOP	8	30	2004	2	231
FSP	160	40	2004	64	7,413
PTO	153	5	2004	8	927
TOTALS	2,621			2,202	255,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,202	92.8746	129.10	284,278	2004	2004	0	0	0	10.28	89.72

1 SNGL FAM 100% - 2006 Heated Area: 1918 HX Base Yr 2006



861023 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,054
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		345,054
SOH/AGL Deduction		180,655
ASSESSED VALUE		164,399
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,988
TOTAL JUST VALUE		345,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615528	REPAIR/RRF	9,838	11/01/2016
B0412596	NEW CONSTR	155,454	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/1224	12/21/2004	WD	Q	I		159,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ERNEY SCOTT JEFFREY						
1259/1933	9/17/2004	WD	U	V	19	334,400
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 FSP=[YR=2004] N10 W16 PTO=[YR=2004] N1 W15 S11 E7 N2 E6 S2 E2 N10$ S10 E16$ W18 N2 W6 S2 W20 S22
FGR=[YR=2004] S19 E19 N22 W7 S3 W12$ E12 N3 E7 S22 E11
FOP=[YR=2004] E4 N2 W4 S2$ N2 E4 S2 E22 N41$.

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