LOT 18
PAGE HILL #3 PB 6/341

FRANCIS JASON COREY
861123 WORTHINGTON DR
YULEE, FL 32097

2026

51-3N-27-1627-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

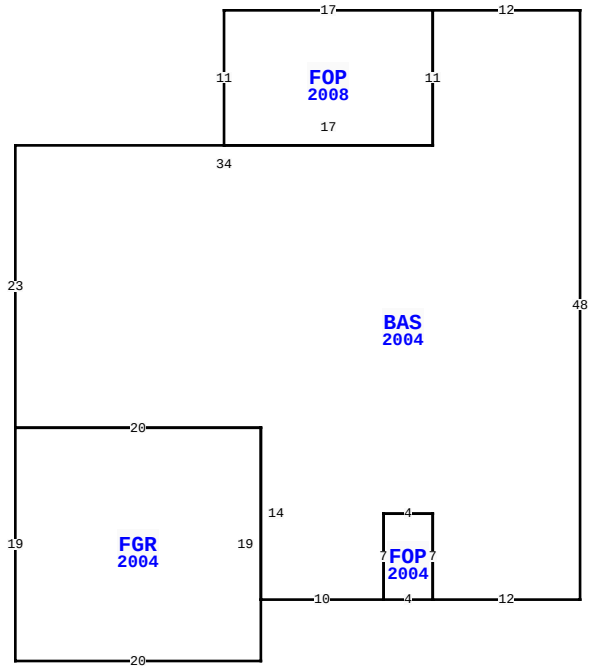
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,526	100	2004	1,526	183,484
FGR	380	55	2004	209	25,130
FOP	28	30	2004	8	962
FOP	187	30	2008	56	6,733
TOTALS	2,121			1,799	216,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,799	98.1900	136.48	245,528	2004	2004	0	0	0	11.90	88.10

1 SNGL FAM 100% - 2024 Heated Area: 1526 HX Base Yr



861123 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		216,310
TOTAL MARKET OB/XF VALUE		56,579
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		362,889
SOH/AGL Deduction		0
ASSESSED VALUE		362,889
TOTAL EXEMPTION VALUE	13	362,889
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		362,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26128	REMODEL	3,231	06/01/2012
B22058	XFOB	6,525	11/01/2008
B21945	SWIM POOL	27,900	09/01/2008
B0412251	NEW CONSTR	106,299	01/30/2004
R045806	REPAIR/RRF	1,500	01/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2666/41	8/25/2023	WD	Q	I	01	420,000
GRANTOR: HUDSPATH BRUCE B						
GRANTEE: FRANCIS JASON COREY						
1913/1840	4/17/2014	WD	Q	I	01	164,900
GRANTOR: LAMOTHE THOMAS A						
GRANTEE: HUDSPATH BRUCE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 FOP=[YR=2008] W17 S11 E17 N11$ S11 W34 S23
FGR=[YR=2004] S19 E20 N19 W20$E20 S14 E10 FOP=[YR=2004] E4
N7 W4 S7$ N7 E4 S7 E12 N48$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2008	2008	05	85	51,000	
4	0911	SCRN RM A	0	100	41	28	1,148.00	SF	18.00	18.00	100	2008	2008	3	27	5,579	

LAND DESCRIPTION

TOTAL OB/XF 56,579

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