LOT 33
PAGE HILL #3 PB 6/341

RAMOS LEWIS DENNIS & HOLLY/RAMOS BETHANY
861389 WORTHINGTON DR
YULEE, FL 32097

2026

51-3N-27-1627-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

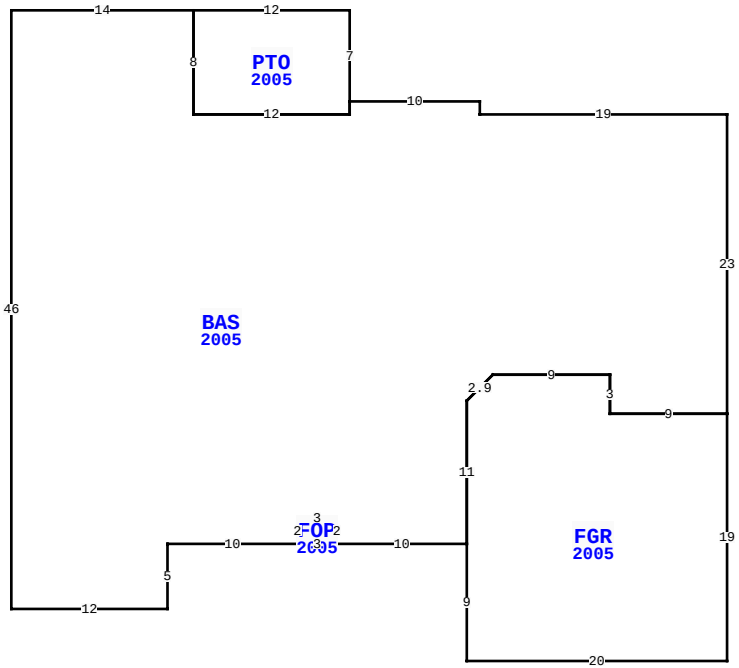
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,760	100	2005	1,760	211,990
FGR	411	55	2005	226	27,222
FOP	6	30	2005	2	241
PTO	96	5	2005	5	602
TOTALS	2,273			1,993	240,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,993	97.7256	135.84	270,729	2005	2005	0	0	0	11.33	88.67

1 SNGL FAM 0% - 2023 Heated Area: 1760 HX Base Yr



861389 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	240,055
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	333,100
SOH/AGL Deduction	0
ASSESSED VALUE	333,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,100
TOTAL JUST VALUE	333,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001929	NEW SHED (T) 288	18,676	02/24/2025
M0509831	H/AC	0	06/01/2005
E0514889	ELEC OTHER	1,500	05/01/2005
R07501	REPAIR/RRF	1,500	04/01/2005
B15049	NEW CONSTR	164,040	04/01/2005
E14627	ELEC OTHER	1,500	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2850/1667	2/13/2026	WD	Q	I	01	387,000
GRANTOR: BAF 3 LLC						
GRANTEE: RAMOS LEWIS DENNIS						
2566/0443	5/24/2022	WD	Q	I	01	330,000
GRANTOR: HAMILTON GEORGE & TRA						
GRANTEE: BAF 3 LLC						

BUILDING NOTES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W19 N1 W10 S1 W12 N8 W14 S46 E12 N5 E10 N2 E3 S2 E10 N11 U2R2 E9 S3 E9 N23 $
FGR=[YR=2005;ORIG=-20,33] S9 E20 N19 W9 N3 W9 D2L2 S11 $
PTO=[YR=2005;ORIG=-29,-1] N7 W12 S8 E12 N1 $
FOP=[YR=2005;ORIG=-33,33] E3 N2 W3 S2 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	0	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 06/27/2025 BY KWX Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS