LOT 35
IN OR 2163/1026
PAGE HILL #3 PB 6/341

ALEXANDER CASEY LEE & AMIE
861427 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1627-0035-0000

BUILDING CHARACTERISTICS

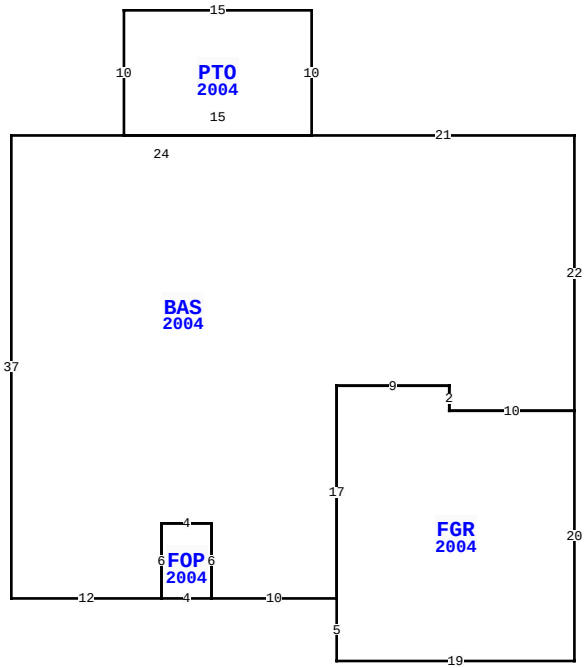
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,338	100	2004	1,338	167,427
FGR	398	55	2004	219	27,404
FOP	24	30	2004	7	876
PTO	150	5	2004	8	1,001
TOTALS	1,910			1,572	196,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,572	100.3374	139.47	219,247	2004	2004	0	0	0	10.28	89.72

1 SNGL FAM 100% - 2018 Heated Area: 1338 HX Base Yr 2018



861427 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		196,708
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		286,708
SOH/AGL Deduction		115,747
ASSESSED VALUE		170,961
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,550
TOTAL JUST VALUE		286,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615471	REPAIR/RRF	9,100	11/01/2016
B0412552	NEW CONSTR	110,000	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2163/1026	12/01/2017	WD	Q	I	01	189,900
GRANTOR: ELLS HENRY & MICHELLE						
GRANTEE: ALEXANDER CASEY LEE						
2086/1492	11/30/2016	WD	Q	I	01	161,200
GRANTOR: MEKARA AARON & BRANDE						
GRANTEE: ELLS HENRY & MICHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W21 PTO=[YR=2004] N10 W15 S10 E15 $ W24 S37 E12 FOP=[YR=2004] E4 N6 W4 S6 $ N6 E4 S6 E10 FGR=[YR=2004] S5 E19 N20 W10 N2 W9 S17 $ N17 E9 S2 E10 N22 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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