LOT 40
IN OR 2037/451
PAGE HILL #3 PB 6/341

BAIER KEITH
861521 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1627-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 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

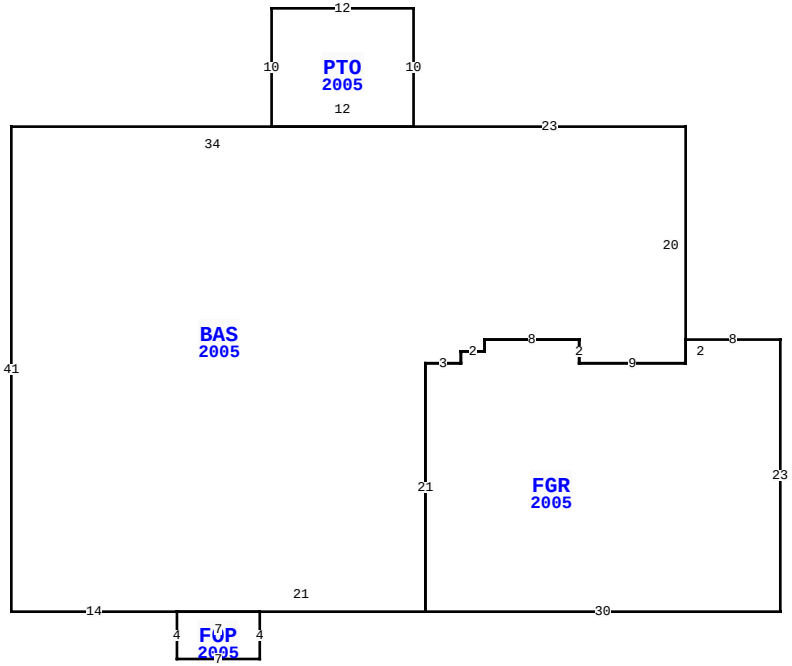
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,857	100	2005	1,857	215,094
FGR	664	55	2005	365	42,278
FOP	28	30	2005	8	927
PTO	120	5	2005	6	695
TOTALS	2,669			2,236	258,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,236	92.8746	129.10	288,668	2005	2005	0	0	0	10.28	89.72

1 SNGL FAM 0% - 0 Heated Area: 1857 HX Base Yr



861521 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	258,993
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	348,993
SOH/AGL Deduction	7,222
ASSESSED VALUE	341,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	341,771
TOTAL JUST VALUE	348,993
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15733	ELEC OTHER	2,091	09/01/2005
M10287	MECH OTHER	0	09/01/2005
R07897	REPAIR/RRF	4,000	07/01/2005
B15595	NEW CONSTR	134,630	07/01/2005
P09721	OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2037/0451	3/21/2016	QC	U	I	11	73,500
GRANTOR: BAIER KEITH & RHONDA						
GRANTEE: BAIER KEITH						
1728/0330	3/04/2011	WD	Q	I	01	145,000
GRANTOR: KELLEY JOHN E JR & MA						
GRANTEE: BAIER KEITH & RHOND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W23 PTO=[YR=2005] N10 W12 S10 E12$ W34 S41 E14 FOP=[YR=2005] S4 E7 N4 W7$ E21 FGR=[YR=2005] E30 N23 W8 S2 W9 N2 W8 S1 W2 S1 W3 S21$ N21 E3 N1 E2 N1 E8 S2 E9 N20$.

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	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 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