LOT 59
IN OR 1327/1262
PAGE HILL #3 PB 6/341

BROWN TIMOTHY O & ERIN L
861442 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1627-0059-0000

BUILDING CHARACTERISTICS

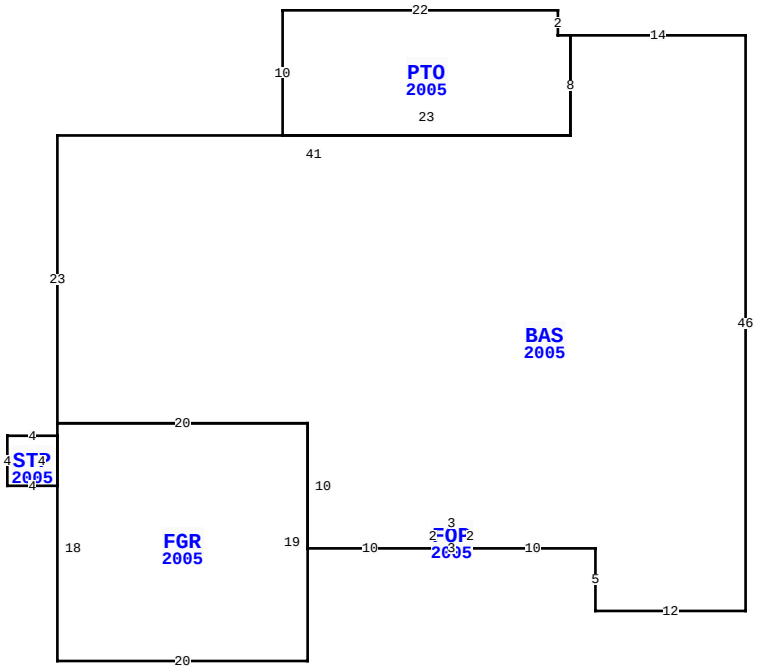
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,781	100	2005	1,781	206,972
FGR	380	55	2005	209	24,288
FOP	6	30	2005	2	232
PTO	228	5	2005	11	1,279
STP	16	10	2005	2	232
TOTALS	2,411			2,005	233,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,005	94.2858	131.06	262,775	2005	2005	0	0	0	11.33	88.67

1 SNGL FAM 100% - 2006 Heated Area: 1781 HX Base Yr 2006



861442 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		233,003
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		323,003
SOH/AGL Deduction		172,539
ASSESSED VALUE		150,464
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		94,053
TOTAL JUST VALUE		323,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514226	ELEC OTHER	2,000	02/01/2005
M0409092	H/AC	0	12/01/2004
B0413193	NEW CONSTR	129,000	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1327/1262	6/22/2005	WD	Q	I		150,335
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BROWN TIMOTHY O & E						
1259/1936	9/17/2004	WD	U	V	19	1,950,400
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 PTO=[YR=2005] W1 N2 W22 S10 E23 N8$ S8 W41 S23 FGR=[YR=2005] S1 STP=[YR=2005] W4 S4 E4 N4 $ S18 E20 N19 W20$ E20 S10 E10 FOP=[YR=2005] E3 N2 W3 S2$ N2 E3 S2 E10 S5 E12 N46$.

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