LOT 66
IN OR 1615/299
PAGE HILL #3 PB 6/341

HORN JEFFREY A & CHARITY
861312 WORTHINGTON DR
YULEE, FL 32097

2026

51-3N-27-1627-0066-0000

BUILDING CHARACTERISTICS

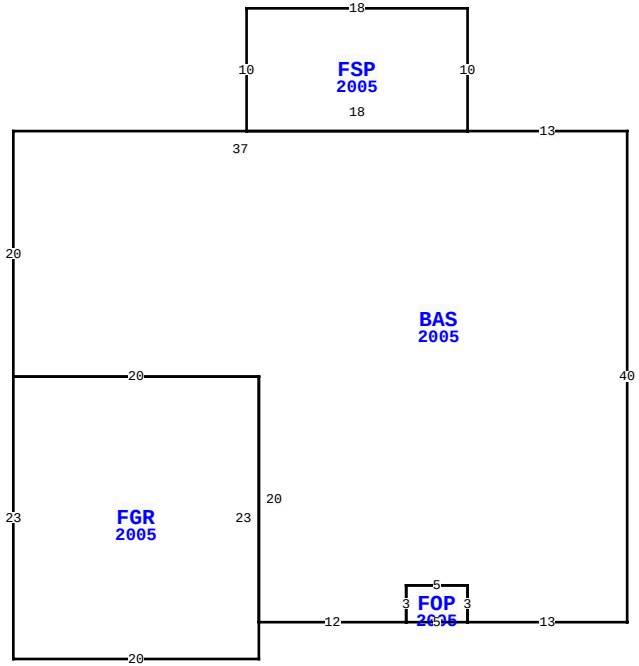
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,585	100	2005	1,585	189,054
FGR	460	55	2005	253	30,177
FOP	15	30	2005	4	477
FSP	180	40	2005	72	8,588
TOTALS	2,240			1,914	228,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,914	95.1678	132.28	253,184	2005	2005	0	0	0	9.83	90.17

1 SNGL FAM 100% - 2016 Heated Area: 1585 HX Base Yr 2016



861312 WORTHINGTON DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,296
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		318,296
SOH/AGL Deduction		148,374
ASSESSED VALUE		169,922
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		113,511
TOTAL JUST VALUE		318,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008067	REPAIR/RRF	12,301	09/06/2017
B0412761	NEW CONSTR	122,746	05/01/2004
R046125	REPAIR/RRF	1,500	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1615/0299	4/14/2009	WD	Q	I	01	160,000
GRANTOR: HILL MADELYN & RODERI						
GRANTEE: HORN JEFFREY A & CH						
1303/1357	3/22/2005	WD	Q	I		140,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HILL MADELYN & RODE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 FSP=[YR=2005] N10 W18 S10 E18$ W37 S20
FGR=[YR=2005] S23 E20 N23 W20$ E20 S20 E12 FOP=[YR=2005] E5
N3 W5 S3$ N3 E5 S3 E13 N40$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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