

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										CONSTRUCTION									
Exterior Wall										05 AVERAGE 70										0900									
Exterior Wall										20 FACE BRICK 30										01 1,547 100.8882 140.23 216,936 2005 2005 0 0 0 11.33 88.67									
Roof Structur										03 GABLE/HIP 100										1 SNGL FAM 100% - 2025 Heated Area: 1295 HX Base Yr 2025									
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										1,295										100 2005 1,295 161,023									
FGR										437 55 2005 240 29,842																			
FOP										28 30 2005 8 995																			
PTO										80 5 2005 4 497																			
TOTALS										1,840										1,547 192,357									
EXTRA FEATURES										861216 WORTHINGTON DR, YULEE																			
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																			
BLD DATE										LGL DATE										03/23/2026 MLU									
XF DATE										LAND DATE																			
INC DATE										AG DATE																			
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										DPTH FACT									
% COND										TOT ADJ										UNIT PRICE									
ADJ UNIT PRICE										LAND VALUE										OTHER ADJUSTMENTS AND NOTES									
YEAR										DENSITY										DECL									
FRZ										YR										CONSRV									
REVIEW DATE										03/11/2025										BY KWA									
Total Acres: 0.00										Total Land Value: 90,000										Market: 0									
Agricultural: 0										Common: 90,000										PRINTED 07/09/2026 BY SYS									