

LOT 7
IN OR 2006/1374
NORTHBROOK PB 7/285

SAMUELS LINDSAY WILLIAMSON
87026 FARNSWORTH LN
YULEE, FL 32097

2023

43-3N-28-1460-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 60
Interior Floor	14	CARPET 40
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4074.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,303	100	1,303	144,539
FGR	420	55	231	25,625
FOP	25	30	8	887
PTO	100	5	5	554

TOTALS	1,848	1,547	171,605
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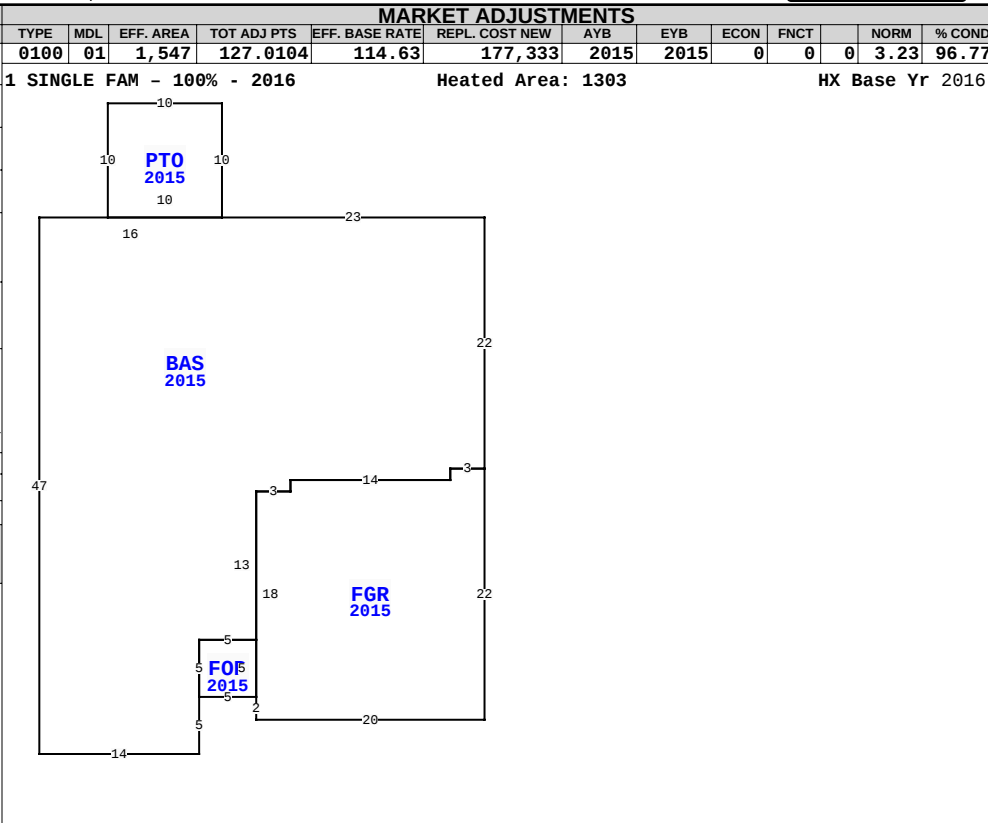
EXTRA FEATURES

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
1	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2015	2015	3	96	200	
2	0811	CONCRETE B	0	100	0	0	722.00	SF	5.20	5.20	100	2015	2015	3	96	3,604	
3	0476	VF 6 SBPL	0	100	0	0	20.00	LF	32.00	32.00	100	2015	2015	3	90	576	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 09/12/2018 BY KW



87026 FARNSWORTH LN, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,547	127.0104	114.63	177,333	2015	2015	0	0	0	96.77

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		171,605
TOTAL MARKET OB/XF VALUE		4,650
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		226,255
SOH/AGL Deduction		85,492
ASSESSED VALUE		140,763
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,763
TOTAL JUST VALUE		226,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530362	C0 ISSUED	0	10/01/2015
B1530362	NEW CONSTR	161,429	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2006/1374	10/01/2015	WD	Q	I	02	156,000

GRANTOR: PREMIER HOMES OF NORT
GRANTEE: SAMUELS LINDSAY WIL
1982/1039 5/28/2015 WD Q V 01 35,500
GRANTOR: D E C K LLC
GRANTEE: PREMIER HOMES OF NO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W23 PTO=[YR=2015] N10 W10 S10 E10\$ W16 S47
E14 N5 FOP=[YR=2015] E5 FGR=[YR=2015] S2 E20 N22 W3 S1 W14
S1 W3 S18\$ N5 W5 S5\$ N5 E5 N13 E3 N1 E14 N1 E3 N22\$.

TOTAL OB/XF 4,650

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS