

LOT 9
IN OR 2221/1807
NORTHBROOK PB 7/285

DOWNS DONALD D & PATRICIA S
87056 FARNSWORTH LANE
YULEE, FL 32097

2023

43-3N-28-1460-0009-0000

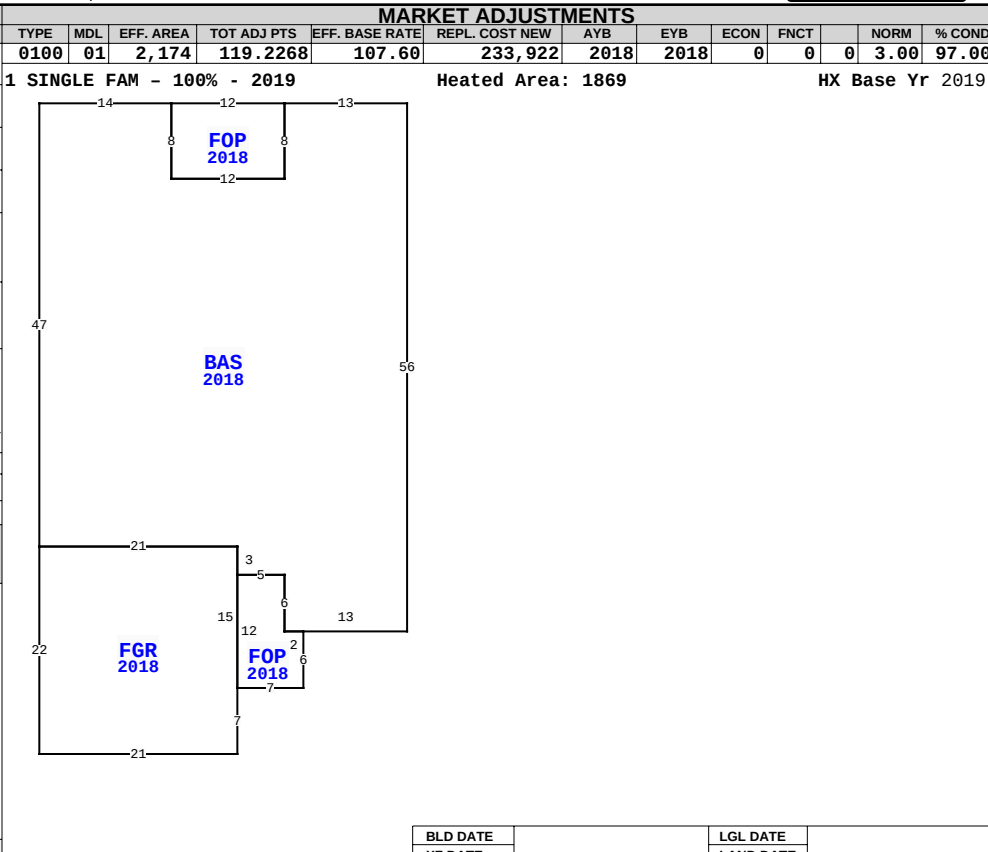


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,869	100	1,869	195,071
FGR	462	55	254	26,510
FOP	72	30	22	2,296
FOP	96	30	29	3,026
TOTALS	2,499		2,174	226,904

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	620.00	SF	5.20	5.20	



87056 FARNSWORTH LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		226,904	
TOTAL MARKET OB/XF VALUE		3,447	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		280,351	
SOH/AGL Deduction		74,110	
ASSESSED VALUE		206,241	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		156,241	
TOTAL JUST VALUE		280,351	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,754	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803104	CO ISSUED	0	08/29/2018
B1803104	NEW CONSTR	248,901	03/27/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2221/1807	8/29/2018	SW	Q	I	01	234,500	
GRANTOR: ADAMS HOMES OF NORTHW							
GRANTEE: DOWNS DONALD D & PA							
2178/0001	2/01/2018	WD	Q	V	05	645,000	
GRANTOR: D E C K LLC							
GRANTEE: ADAMS HOMES OF NORT							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W13 FOP=[YR=2018] W12 S8 E12 N8\$ S8 W12 N8 W14 S47 FGR=[YR=2018] S22 E21 N7 FOP=[YR=2018] E7 N6 W2 N6 W5 S12\$ N15 W21\$ E21 S3 E5 S6 E13 N56\$.											

LAND DESCRIPTION										TOTAL OB/XF										3,447									
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	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												