



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	20	FACE BRICK 100	0100	01	2,151	117.5020	106.05	228,114	2019	2019	0	0	0	2.25	97.75	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020										Heated Area: 1869			HX Base Yr 2020																				
Roof Cover	03	COMP SHNGL 100																																		
Interior Wall	05	DRYWALL 100																																		
Interior Floo	14	CARPET 70																																		
Interior Floo	08	SHT VINYL 30																																		
Air Condition	03	CENTRAL 100																																		
Heating Type	04	AIR DUCTED 100																																		
Bedrooms		4 100																																		
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																																		
NEIGHBORHOOD/LOC		4074.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,869	100	1,869	193,747																																
FGR	420	55	231	23,947																																
FOP	72	30	22	2,281																																
FOP	96	30	29	3,006																																
TOTALS	2,457		2,151	222,981																																
EXTRA FEATURES					87082 FARNSWORTH LN, 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																			
1	0810	CONCRETE A	0	100	11	4	44.00	SF	6.50	6.50	100	2019	2019	3	99	283																				
2	0810	CONCRETE A	0	100	0	0	632.00	SF	6.50	6.50	100	2019	2019	3	99	4,067																				