

LOT 12
IN OR 2250/1605
NORTHBROOK PB 7/285

MONTOOTH APRIL & BRADLEY
87096 FARNSWORTH DR
YULEE, FL 32097

2023

43-3N-28-1460-0012-0000



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 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 04

NEIGHBORHOOD/LOC 4074.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	1,932	198,742
FGR	438	55	241	24,791
FOP	29	30	9	925
FOP	140	30	42	4,320
FST	18	55	10	1,029

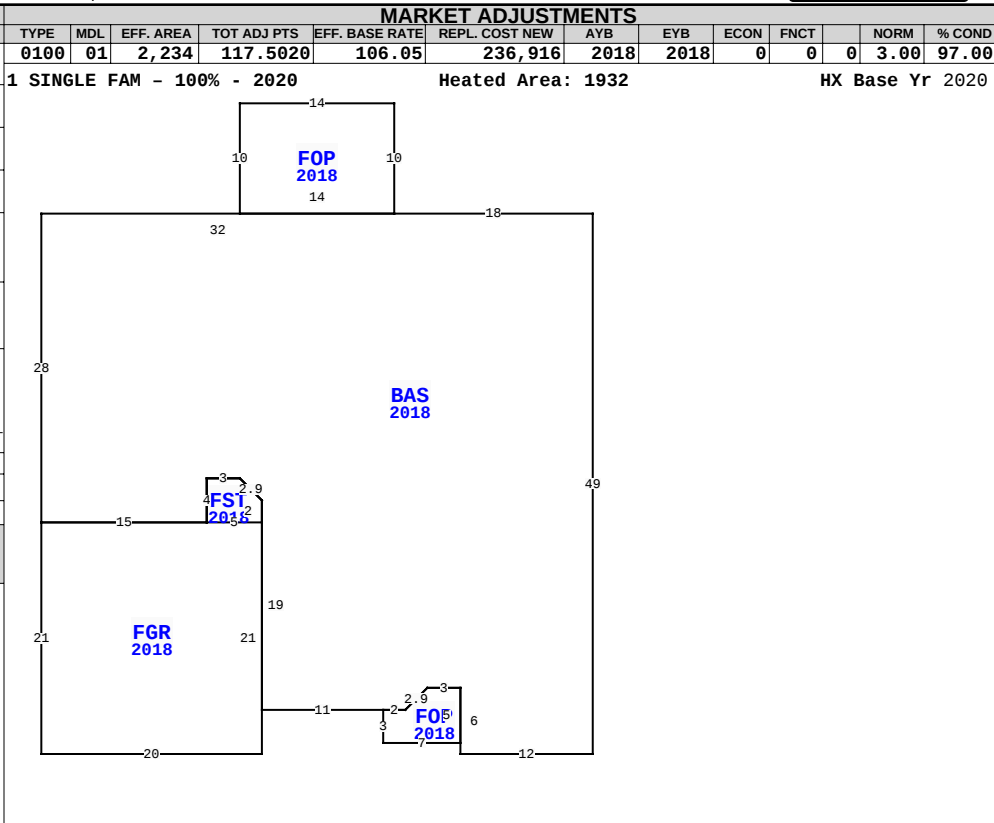
TOTALS 2,557 2,234 229,809

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	20 3	60.00	SF	6.50	6.50	100	2018	2018	3	98	382	
2	0811	CONCRETE B	0 100	0 0	608.00	SF	5.20	5.20	100	2018	2018	3	98	3,098	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
60.00	SF	6.50	6.50	100	2018	2018	3	98	382	
608.00	SF	5.20	5.20	100	2018	2018	3	98	3,098	

87096 FARNSWORTH LN, YULEE

NASSAU COUNTY PROPERTY VALUATION SUMMARY															PAGE 1 of 1 4									
VALUATION BY															STANDARD									
Tax Group: 4															Tax Dist:									
BUILDING MARKET VALUE															229,809									
TOTAL MARKET OB/XF VALUE															3,480									
TOTAL LAND VALUE - MARKET															50,000									
TOTAL MARKET VALUE															283,289									
SOH/AGL Deduction															74,084									
ASSESSED VALUE															209,205									
TOTAL EXEMPTION VALUE															50,000									
BASE TAXABLE VALUE															159,205									
TOTAL JUST VALUE															283,289									
NCON VALUE															0									
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE															263,526									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807627	CO ISSUED	0	01/14/2019
B1807627	NEW CONSTR	253,501	07/26/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2250/1605	1/23/2019	SW	Q	I	01	235,400

GRANTOR: ADAMS HOMES OF NORTHW
GRANTEE: MONTOOTH APRIL & BR
2178/0001 2/01/2018 WD Q V 05 645,000
GRANTOR: D E C K LLC
GRANTEE: ADAMS HOMES OF NORT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] N10 W14 S10 E14\$ W32 S28
FGR=[YR=2018] S21 E20 N21 FST=[YR=2018] W5 N4 E3 D2 R2
S2\$ N2 U2 L2 W3 S4 W15\$ E15 N4 E3 D2 R2 S19 E11
FOP=[YR=2018] S3 E7 N5 W3 D2 L2 W2\$ E2 U2 R2 E3 S6 E12 N49\$.