LOT 14
IN OR 2044/443
NORTHBROOK PB 7/285

VINZANT LANCE A & MEAGAN J
87124 FARNSWORTH LN
YULEE, FL 32097

2023

43-3N-28-1460-0014-0000

BUILDING CHARACTERISTICS

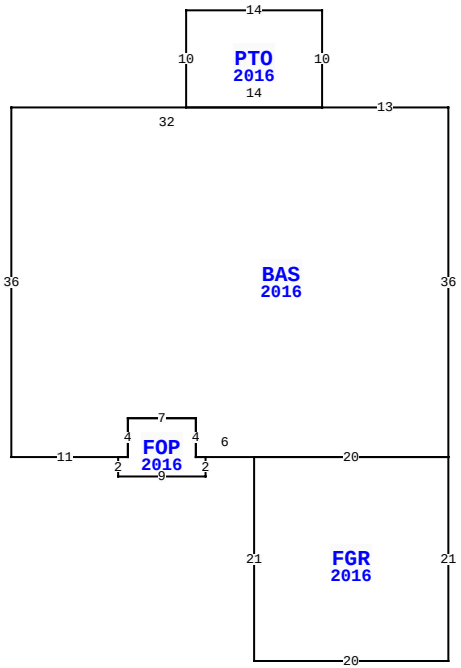
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	4074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100	1,592	177,509
FGR	420	55	231	25,757
FOP	46	30	14	1,561
PTO	140	5	7	781
TOTALS	2,198		1,844	205,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,844	126.7200	114.36	210,880	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1592 HX Base Yr 2017



87124 FARNSWORTH LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		205,608
TOTAL MARKET OB/XF VALUE		4,686
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		260,294
SOH/AGL Deduction		93,123
ASSESSED VALUE		167,171
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,171
TOTAL JUST VALUE		260,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631608	CO ISSUED	0	04/07/2016
B1631608	NEW CONSTR	0	01/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2044/0443	4/26/2016	WD	Q	I	01	168,000
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: VINZANT LANCE A & M						
2044/0439	4/26/2016	WD	Q	V	01	35,000
GRANTOR: D E C K LLC						
GRANTEE: PREMIER HOMES OF NO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W13 PTO=[YR=2016] N10 W14 S10 E14$ W32 S36 E11 FOP=[YR=2016] S2 E9 N2 W1 N4 W7 S4 W1$ E1 N4 E7 S4 E6 FGR=[YR=2016] S21 E20 N21 W20$ E20 N36$.

EXTRA FEATURES

LN	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	0	0	228.00	SF	6.50	6.50	100	2016	2016	3	97	1,438	
2	0811	CONCRETE B	0	100	0	0	644.00	SF	5.20	5.20	100	2016	2016	3	97	3,248	

LAND DESCRIPTION

TOTAL OB/XF 4,686

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 09/12/2018 BY KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS