LOT 21
NORTHBROOK PB 7/285

LAMBIASE NICHOLAS JR
87089 FARNSWORTH LN
YULEE, FL 32097

2023

43-3N-28-1460-0021-0000

BUILDING CHARACTERISTICS

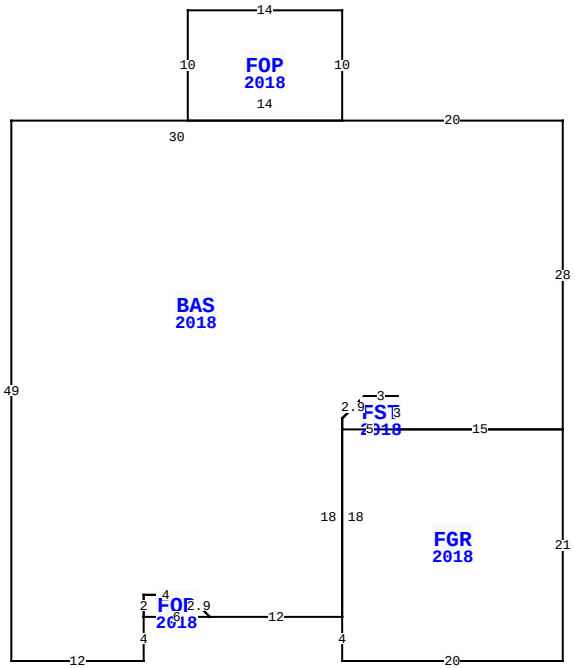
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,935	100	1,935	199,051
FGR	433	55	238	24,483
FOP	10	30	3	308
FOP	140	30	42	4,320
FST	13	55	7	720
TOTALS	2,531		2,225	228,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,225	117.5020	106.05	235,961	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1935 HX Base Yr 2019



87089 FARNSWORTH LN, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,882
TOTAL MARKET OB/XF VALUE		3,619
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		287,501
SOH/AGL Deduction		76,307
ASSESSED VALUE		211,194
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		156,194
TOTAL JUST VALUE		287,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803876	CO ISSUED	0	09/18/2018
B1803876	NEW CONSTR	252,999	04/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2448/0724	12/26/2020	QC	U	I	11	100
GRANTOR: LAMBIASE NICHOLAS JR						
GRANTEE: LAMBIASE NICHOLAS J						
2224/1769	9/18/2018	WD	Q	I	02	235,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: LAMBIASE NICHOLAS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 FOP=[YR=2018] N10 W14 S10 E14$ W30 S49 E12 N4 FOP=[YR=2018] E6 U2 L2 W4 S2$ N2 E4 D2 R2 E12 FGR=[YR=2018] S4 E20 N21 W15 FST=[YR=2018] W5 N1 U2 R2 E3 S3$ N3 W3 D2 L2 S18$ N18 U2 R2 E3 S3 E15 N28$.

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	24	3	72.00	SF	6.50	6.50	100	2018	2018	3	98	459	
2	0811	CONCRETE B	0	100	0	0	620.00	SF	5.20	5.20	100	2018	2018	3	98	3,160	

LAND DESCRIPTION

TOTAL OB/XF 3,619

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	000134	C	SFR POND	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	50,000.00	55,000.00	55,000							

REVIEW DATE 09/12/2018 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS