

ALVAR FL LLC
103 FOULK RD SUITE 900
WILMINGTON, DE 19803

43-3N-28-1460-0023-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall
Roof Structur

20
03

FACE BRICK 100
GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 70

Interior Floo

11

CLAY TILE 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

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

1,520

100

1,520

165,709

FGR

476

55

262

28,563

FOP

41

30

12

1,308

PTO

100

5

5

545

TOTALS

2,137

1,799

196,126

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,799

127.4900

115.06

206,993

2015

2015

0

0

5.25

94.75

1 SINGLE FAM - 0% - 0

Heated Area: 1520

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

87061 FARNSWORTH LN, YULEE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

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 0 32 3 96.00 SF 6.50 6.50 100 2015 2015 3 96 599

2 0811 CONCRETE B 0 0 0 0 654.00 SF 5.20 5.20 100 2015 2015 3 96 3,265

LAND DESCRIPTION

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 0 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

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

196,126

TOTAL MARKET OB/XF VALUE

3,864

TOTAL LAND VALUE - MARKET

50,000

TOTAL MARKET VALUE

249,990

SOH/AGL Deduction

22,845

ASSESSED VALUE

227,145

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

227,145

TOTAL JUST VALUE

249,990

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

232,730

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2009/0474

10/15/2015

WD Q

I

01

165,300

GRANTOR: PREMIER HOMES OF NORT

GRANTEE: ALVAR FL LLC

1982/1045

5/28/2015

WD Q

V

05

130,000

GRANTOR: D E C K LLC

GRANTEE: PREMIER HOMES OF NO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W20 PTO=[YR=2015] N1 W10 S10 E10 N9\$ S9 W20 S34 E12 FOP=[YR=2015] S2 E8 FGR=[YR=2015] S22 E20 N23 W10 N3 W3 S2 W7 S2\$ N2 W1 L3 U3 N2 W4 S5\$ N5 E4 S2 R3 D3 E8 N2 E3 S3 E10 N44\$.