

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

43-3N-28-1460-0024-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
Exterior Wall		20	FACE BRICK 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT	NORM		% COND		VALUATION BY		STANDARD							
Roof Structure		03	GABLE/HIP 100		0100		01	1,800	127.4900	115.06		207,108		2015	2015	0	0	0	5.25	94.75		Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100		1		SINGLE FAM - 0% - 0																	Heated Area: 1520		HX Base Yr		BUILDING MARKET VALUE		196,235	
Interior Wall		05	DRYWALL 100		9		10																	10		TOTAL MARKET OB/XF VALUE		4,033			
Interior Floor		14	CARPET 70		10		10																	10		TOTAL LAND VALUE - MARKET		50,000			
Interior Floor		11	CLAY TILE 30		10		10																	10		TOTAL MARKET VALUE		250,268			
Air Condition		03	CENTRAL 100		10		10																	10		SOH/AGL Deduction		22,918			
Heating Type		04	AIR DUCTED 100		10		10																	10		ASSESSED VALUE		227,350			
Bedrooms			4 100		10		10																	10		TOTAL EXEMPTION VALUE		0			
Bathrooms			2 100		10		10																	10		BASE TAXABLE VALUE		227,350			
Frame		02	WOOD FRAME 100		10		10																	10		TOTAL JUST VALUE		250,268			
Stories		1.	1. 100		10		10																	10		NCON VALUE		0			
Units		0	0 100		10		10																	10		INCOME VALUE					
Occupancy		00	NONE 100		10		10																	10		PREVIOUS YEAR MKT VALUE		232,918			
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	43	30	13	1,417																											
PTO	100	5	5	545																											
TOTALS		2,139		1,800	196,235																										
EXTRA FEATURES					87047 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	0	33	3		99.00	SF	6.50		6.50	100	2015	2015	3	96	618													
2	0811	CONCRETE B	0	0	0	0		684.00	SF	5.20		5.20	100	2015	2015	3	96	3,415													
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