

LOT 25
IN OR 2231/913
NORTHBROOK PB 7/285

THOMPSON TAMMY MARIE
87035 FARNSWORTH LANE
YULEE, FL 32097

2023

43-3N-28-1460-0025-0000



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	2,301	100	2,301	227,616
FGR	420	55	231	22,850
FOP	94	30	28	2,769
FOP	140	30	42	4,155
TOTALS	2,955		2,602	257,391

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	620.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,602	112.9920	101.98	265,352	2018	2018	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2019 Heated Area: 2301 HX Base Yr 2019											

87035 FARNSWORTH LN, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

TOTAL OB/XF											
3,733											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 257,391											
TOTAL MARKET OB/XF VALUE 3,733											
TOTAL LAND VALUE - MARKET 50,000											
TOTAL MARKET VALUE 311,124											
SOH/AGL Deduction 81,653											
ASSESSED VALUE 229,471											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 179,471											
TOTAL JUST VALUE 311,124											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 289,053											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803480	CO ISSUED	0	10/18/2018
B1803480	NEW CONSTR	299,841	04/05/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2231/0913	10/17/2018	SW	Q	I	01	249,900	
GRANTOR: ADAMS HOMES OF NORTHW							
GRANTEE: THOMPSON TAMMY MARI							
2178/0001	2/01/2018	WD	Q	V	05	645,000	
GRANTOR: D E C K LLC							
GRANTEE: ADAMS HOMES OF NORT							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W13 N2 U2 L2 W7 D2 L2 FOP=[YR=2018] N8 W14 S10 E14 N2 S2 W30 S52 E15 N7 FOP=[YR=2018] E19 FGR=[YR=2018] S12 E20 N21 W20 S9\$ N4 W13 N3 W6 S7\$ N7 E6 S3 E13 N5 E20 N36\$.											