PT OF W1/2 OF NE1/4
L/E OR 1501/278

FARMER RHONDA L/E/
77034 ARABIAN ROAD
YULEE, FL 32097

2024

02-3N-26-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

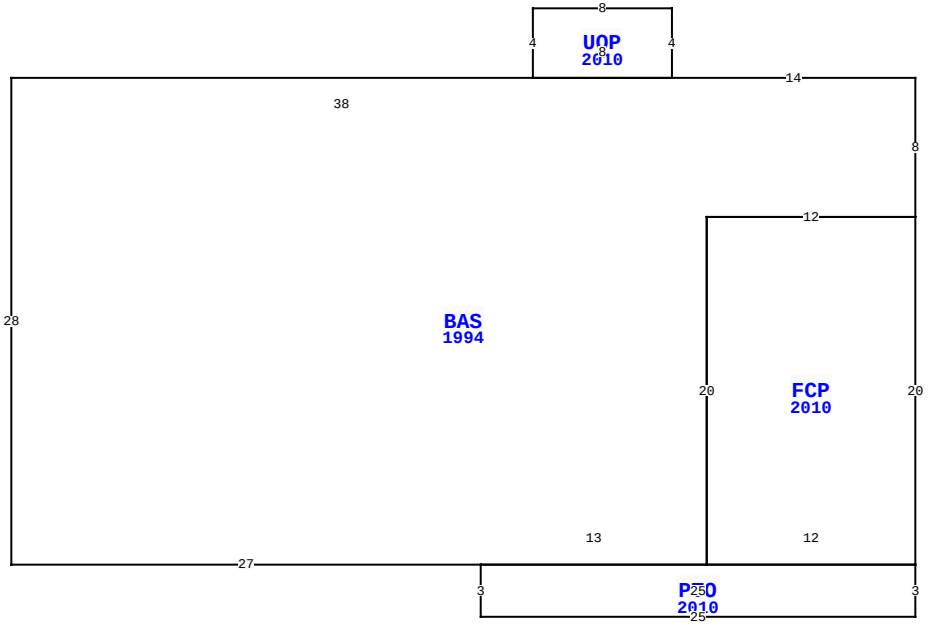
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	92,572
FCP	240	25	60	4,568
PTO	75	5	4	304
UOP	32	20	6	457
TOTALS	1,563		1,286	97,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,286	94.0000	89.30	114,840	1993	1993	0	0	0	14.75	85.25

1 SINGLE FAM – 0% - 0 Heated Area: 1216 HX Base Yr



77035 FARMERVILLE WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	140,240
TOTAL MARKET OB/XF VALUE	1,896
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	187,136
SOH/AGL Deduction	24,466
ASSESSED VALUE	162,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,670
TOTAL JUST VALUE	187,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/0278	5/24/2007	QC	U	I	18	100

GRANTOR: FARMER RHONDA & JIMMY
GRANTEE: FARMER ROBERT JAMES

0495/1324	8/01/1986	WD	Q	I		14,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W14 UOP=[YR=2010] N4 W8 S4 E8$ W38 S28 E27
PTO=[YR=2010] S3 E25 N3 FCP=[YR=2010] N20 W12 S20 E12$ W25$
E13 N20 E12 N8$.

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	1242	WD DECK A	0	0	4	10	40.00	SF	10.00	10.00	100	1998	1998	3	20	80	
2	0351	CARPORT MT	0	0	24	12	288.00	SF	10.00	10.00	100	1998	1998	3	20	576	
3	0351	CARPORT MT	0	0	12	12	144.00	SF	10.00	10.00	100	1998	1998	3	20	288	
4	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1998	1998	3	20	864	
5	0810	CONCRETE A	0	0	0	0	18.00	SF	6.50	6.50	100	1998	1998	3	75	88	

LAND DESCRIPTION

TOTAL OB/XF 1,896

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS

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Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

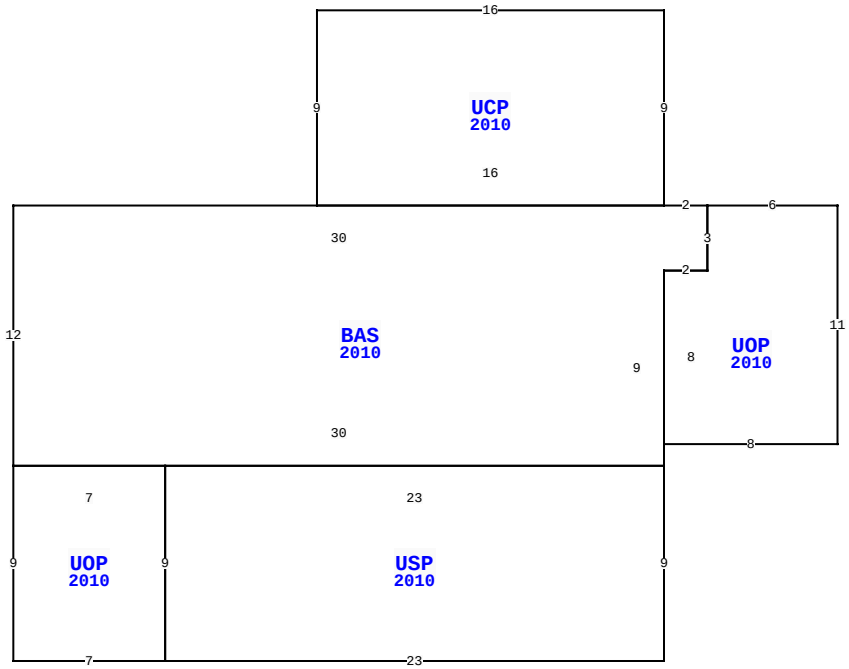
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	366	100	366	31,885
UCP	144	20	29	2,526
UOP	63	20	13	1,133
UOP	82	20	16	1,393
USP	207	30	62	5,401
TOTALS	862		486	42,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	486	104.5000	99.28	48,250	1998	1998	0	0	0	12.25	87.75

2 SINGLE FAM – 0% - 0 Heated Area: 366 HX Base Yr



77035 FARMERVILLE WAY, YULEE

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

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GRANTEE: FARMER ROBERT JAMES						
0495/1324	8/01/1986	WD	Q	I		14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2010] W6 BAS=[YR=2010] W2 UCP=[YR=2010] N9 W16 S9 E16$ W30 S12 UOP=[YR=2010] S9 E7 USP=[YR=2010] E23 N9 W23 S9$ N9 W7$ E30 N9 E2 N3$ S3 W2 S8 E8 N11$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS