

LOT 7
IN OR 2006/1374
NORTHBROOK PB 7/285

SAMUELS LINDSAY WILLIAMSON
87026 FARNSWORTH LN
YULEE, FL 32097

2024

43-3N-28-1460-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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
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NEIGHBORHOOD/LOC	4074.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,303	100	1,303	151,324
FGR	420	55	231	26,827
FOP	25	30	8	929
PTO	100	5	5	580

TOTALS	1,848		1,547	179,661
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50
2	0811	CONCRETE B	0	100	0	0	722.00	SF	5.20
3	0476	VF 6 SBPL	0	100	0	0	20.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

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

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,547	127.0104	120.66	186,661	2015	2015	0	0	0	3.75	96.25	
1 SINGLE FAM - 100% - 2016 Heated Area: 1303 HX Base Yr 2016													

87026 FARNSWORTH LN, YULEE	BLD DATE		LGL DATE	04/10/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	100	8	4	32.00	SF	6.50	6.50	100	2015	2015	3	95	198	
2	0811	CONCRETE B	0	100	0	0	722.00	SF	5.20	5.20	100	2015	2015	3	95	3,567	
3	0476	VF 6 SBPL	0	100	0	0	20.00	LF	32.00	32.00	100	2015	2015	3	89	570	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	89	267	

TOTAL OB/XF														4,602			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				179,661	
TOTAL MARKET OB/XF VALUE				4,602	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				259,263	
SOH/AGL Deduction				114,277	
ASSESSED VALUE				144,986	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				94,986	
TOTAL JUST VALUE				259,263	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				226,255	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530362	C0 ISSUED	0	10/01/2015
B1530362	NEW CONSTR	161,429	04/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2006/1374	10/01/2015	WD	Q	I	02	156,000	
GRANTOR: PREMIER HOMES OF NORT							
GRANTEE: SAMUELS LINDSAY WIL							
1982/1039	5/28/2015	WD	Q	V	01	35,500	
GRANTOR: D E C K LLC							
GRANTEE: PREMIER HOMES OF NO							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2015] W23 PTO=[YR=2015] N10 W10 S10 E10\$ W16 S47 E14 N5 FOP=[YR=2015] E5 FGR=[YR=2015] S2 E20 N22 W3 S1 W14 S1 W3 S18\$ N5 W5 S5\$ N5 E5 N13 E3 N1 E14 N1 E3 N22\$.							