LOT 8
NORTHBROOK PB 7/285

DALTON ROBERT JAME & TAYLOR ELAINE L/E/
87040 FARNSWORTH LANE
YULEE, FL 32097

2024

43-3N-28-1460-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

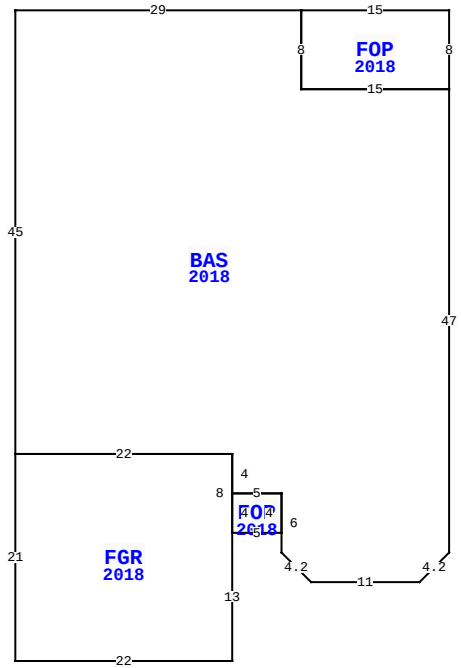
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,092	100	2,092	222,698
FGR	462	55	254	27,039
FOP	20	30	6	639
FOP	120	30	36	3,833
TOTALS	2,694		2,388	254,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,388	116.4240	110.60	264,113	2018	2018	0	0	0	3.75	96.25

1 SINGLE FAM – 100% - 2022 Heated Area: 2092 HX Base Yr 2022



87040 FARNSWORTH LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		254,209
TOTAL MARKET OB/XF VALUE		3,631
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		332,840
SOH/AGL Deduction		39,889
ASSESSED VALUE		292,951
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		242,951
TOTAL JUST VALUE		332,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1802430	CO ISSUED	0	08/29/2018
B1802430	NEW CONSTR	275,383	03/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2675/984	10/10/2023	LE	U	I	11	100
GRANTOR: DALTON TAYLOR ELAINE						
GRANTEE: DALTON HAVEN						
2425/0064	1/11/2021	WD	Q	I	01	279,500
GRANTOR: SIMS DEREK A & LINDA						
GRANTEE: DALTON ROBERT JAME						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W15 BAS=[YR=2018] W29 S45 FGR=[YR=2018] S21 E22 N13 FOP=[YR=2018] E5 N4 W5 S4$ N8 W22$ E22 S4 E5 S6 D3 R3 E11 U3 R3 N47 W15 N8$ S8 E15 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	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	2018	2018	3	97	504	
2	0811	CONCRETE B	0	100	0	0	620.00	SF	5.20	5.20	100	2018	2018	3	97	3,127	

LAND DESCRIPTION

TOTAL OB/XF 3,631

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	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							

REVIEW DATE 02/23/2024 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS