



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMMT 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
NEIGHBORHOOD/LOC	4074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,419	100	1,419	160,224
FGR	380	55	209	23,599
FOP	44	30	13	1,468
PTO	120	5	6	677
TOTALS	1,963		1,647	185,969

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	26	3	78.00	SF	6.50	6.50	100	2016
2	0810	CONCRETE A	0 100	0	0	607.00	SF	6.50	6.50	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-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	1,647	125.4396	119.17	196,273	2016	2016	0	0	5.25	94.75
1 SINGLE FAM - 100% - 2022 Heated Area: 1419 HX Base Yr 2022											
87070 FARNSWORTH LN, YULEE											
BLD DATE: 04/10/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		185,969	
TOTAL MARKET OB/XF VALUE		4,275	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		265,244	
SOH/AGL Deduction		94,364	
ASSESSED VALUE		170,880	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		70,880	
TOTAL JUST VALUE		265,244	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,385	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632089	NEW CONSTR	172,226	04/15/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2717/1028	4/03/2024	QC U	I	11	
GRANTOR: BRYANT SYLVIA G					
GRANTEE: BRYANT STEVEN EDWAR					
2577/0274	7/12/2022	WD U	I	11	
GRANTOR: BRYANT SYLVIA G					
GRANTEE: BRYANT STEVEN EDWAR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W12 N2 W5 PTO=[YR=2016] N10 W12 S10 E12\$ W12 S2 W14 S31 FGR=[YR=2016] S20 E19 N16 FOP=[YR=2016] E11 N4 W11 S4\$ N4 W19 \$ E30 S4 E13 N35\$.											