LOT 15
NORTHBROOK PB 7/285

LANGEVIN MARLA D
87140 FARSNWORTH LN
YULEE, FL 32097

2024

43-3N-28-1460-0015-0000

BUILDING CHARACTERISTICS

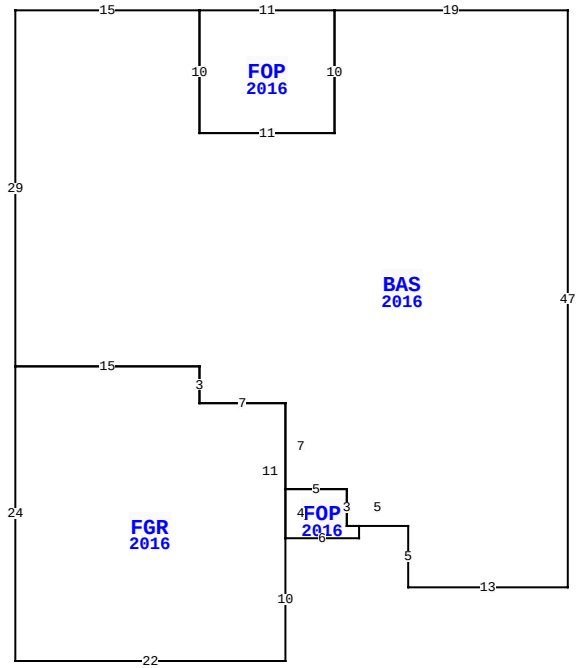
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,565	100	1,565	172,959
FGR	507	55	279	30,834
FOP	21	30	6	663
FOP	110	30	33	3,647
TOTALS	2,203		1,883	208,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,883	122.7842	116.64	219,633	2016	2016	0	0	0	5.25	94.75

1 SINGLE FAM – 100% - 2021 Heated Area: 1565 HX Base Yr 2021



87140 FARNSWORTH LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,102
TOTAL MARKET OB/XF VALUE		4,243
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		287,345
SOH/AGL Deduction		79,693
ASSESSED VALUE		207,652
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,652
TOTAL JUST VALUE		287,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632249	NEW CONSTR	191,044	05/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/1669	10/30/2020	WD	U	I	37	135,000
GRANTOR: ROTEN DANNY R						
GRANTEE: LANGEVIN MARLA D						
2068/0541	8/26/2016	WD	Q	I	01	179,800
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: ROTEN DANNY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 FOP=[YR=2016] W11 S10 E11 N10$ S10 W11 N10 W15 S29 FGR=[YR=2016] S24 E22 N10 FOP=[YR=2016] E6 N1 W1 N3 W5 S4$ N11 W7 N3 W15$ E15 S3 E7 S7 E5 S3 E5 S5 E13 N47$.

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	3	60.00	SF	6.50	6.50	100	2016	2016	3	96	374	
2	0810	CONCRETE A	0	100	0	0	620.00	SF	6.50	6.50	100	2016	2016	3	96	3,869	

LAND DESCRIPTION

TOTAL OB/XF 4,243

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS