LOT 16
IN OR 2058/1235
NORTHBROOK PB 7/285

VINZANT STEPHANIE L
87152 FARNSWORTH LN
YULEE, FL 32097

2024

43-3N-28-1460-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

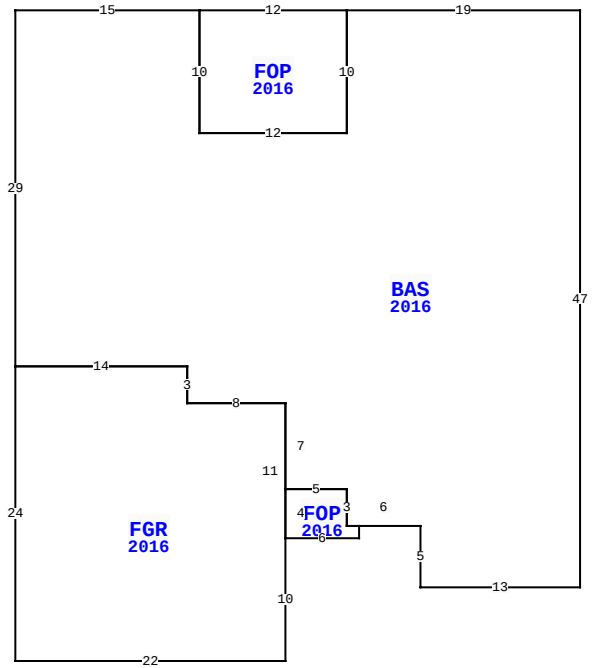
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,600	100	1,600	178,858
FGR	504	55	277	30,964
FOP	21	30	6	671
FOP	120	30	36	4,024
TOTALS	2,245		1,919	214,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,919	124.1856	117.98	226,404	2016	2016	0	0	0	5.25	94.75

1 SINGLE FAM – 100% - 2017 Heated Area: 1600 HX Base Yr 2017



87152 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		214,518
TOTAL MARKET OB/XF VALUE		5,390
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		294,908
SOH/AGL Deduction		127,434
ASSESSED VALUE		167,474
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,474
TOTAL JUST VALUE		294,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631900	CO ISSUED	0	07/08/2016
B1631900	NEW CONSTR	196,226	03/08/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2058/1235	7/11/2016	WD	Q	I	02	172,100
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: VINZANT STEPHANIE L						
2031/1944	3/03/2016	WD	Q	V	05	65,000
GRANTOR: D E C K LLC						
GRANTEE: PREMIER HOMES OF NO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 FOP=[YR=2016] W12 S10 E12 N10$ S10 W12 N10 W15 S29 FGR=[YR=2016] S24 E22 N10 FOP=[YR=2016] E6 N1 W1 N3 W5 S4$ N11 W8 N3 W14$ E14 S3 E8 S7 E5 S3 E6 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	57	3	171.00	SF	6.50	6.50	100	2016	2016	3	96	1,067	
2	0811	CONCRETE B	0	100	0	0	866.00	SF	5.20	5.20	100	2016	2016	3	96	4,323	

LAND DESCRIPTION

TOTAL OB/XF 5,390

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