LOT 19
NORTHBROOK PB 7/285

BARROS NODYS P
87121 FARNSWORTH LN
YULEE, FL 32097

2024

43-3N-28-1460-0019-0000

BUILDING CHARACTERISTICS

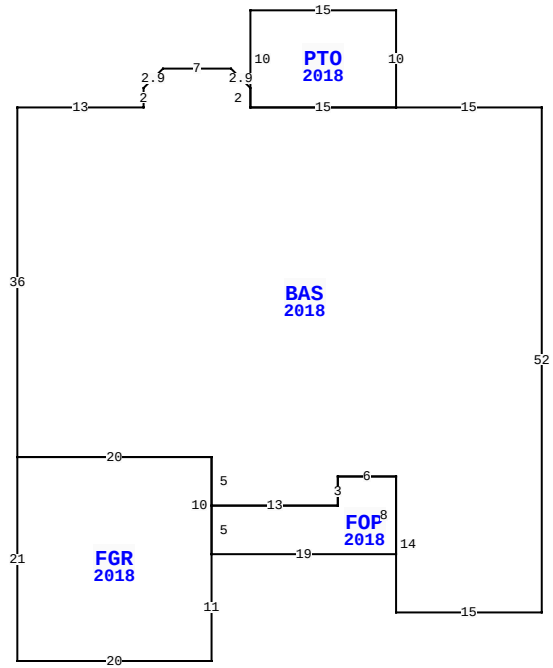
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,301	100	2,301	237,727
FGR	420	55	231	23,866
FOP	113	30	34	3,513
PTO	150	5	8	827
TOTALS	2,984		2,574	265,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,574	112.9920	107.34	276,293	2018	2018	0	0	0	3.75	96.25

1 SINGLE FAM – 100% - 2021 Heated Area: 2301 HX Base Yr 2021



87121 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		265,932
TOTAL MARKET OB/XF VALUE		3,694
TOTAL LAND VALUE - MARKET		82,500
TOTAL MARKET VALUE		352,126
SOH/AGL Deduction		192,494
ASSESSED VALUE		159,632
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,632
TOTAL JUST VALUE		352,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803101	CO ISSUED	0	08/29/2019
B1803101	NEW CONSTR	298,885	03/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2402/0271	10/16/2020	WD	Q	I	01	275,000
GRANTOR: ALSPAUGH NICHOLAS S &						
GRANTEE: BARROS NODYS P						
2221/0683	8/21/2018	SW	Q	I	01	247,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: ALSPAUGH NICHOLAS S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W15 PTO=[YR=2018] N10 W15 S10 E15$ W15 N2 U2 L2 W7 D2 L2 S2 W13 S36 FGR=[YR=2018] S21 E20 N11 FOP=[YR=2018] E19 N8 W6 S3 W13 S5$ N10 W20$ E20 S5 E13 N3 E6 S14 E15 N52$.

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	30	3	90.00	SF	6.50	6.50	100	2018	2018	3	97	567	
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 3,694

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	000134	C	SFR POND	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	75,000.00	82,500.00	82,500							

REVIEW DATE 02/23/2024 BY DJA Total Acres: 0.00 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 08/06/2024 BY SYS