LOT 20
IN OR 2224/1712
NORTHBROOK PB 7/285

DRIGGERS JAMES G & HEATHER D
87105 FARNSWORTH LN
YULEE, FL 32097

2024

43-3N-28-1460-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

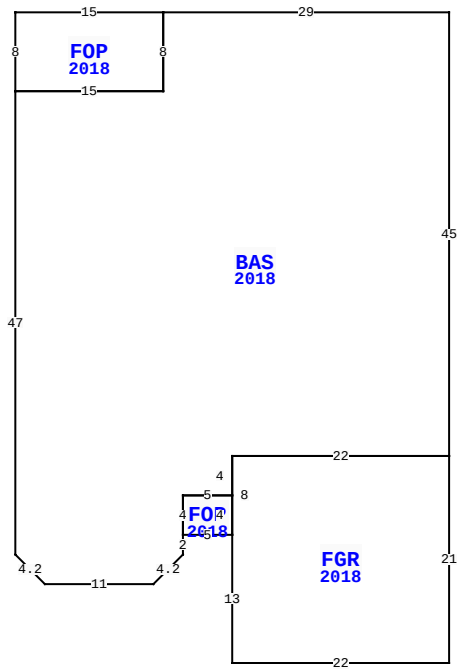
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,092	100	2,092	220,644
FGR	462	55	254	26,789
FOP	20	30	6	632
FOP	120	30	36	3,797
TOTALS	2,694		2,388	251,864

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	115.3460	109.58	261,677	2018	2018	0	0	0	3.75	96.25

1 SINGLE FAM – 100% - 2019 Heated Area: 2092 HX Base Yr 2019



87105 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		251,864
TOTAL MARKET OB/XF VALUE		3,631
TOTAL LAND VALUE - MARKET		82,500
TOTAL MARKET VALUE		337,995
SOH/AGL Deduction		110,905
ASSESSED VALUE		227,090
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		177,090
TOTAL JUST VALUE		337,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803102	CO ISSUED	0	09/11/2018
B1803102	NEW CONSTR	275,383	03/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2224/1712	9/18/2018	SW	Q	I	02	234,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: DRIGGERS JAMES G &						
2178/0001	2/01/2018	WD	Q	V	05	645,000
GRANTOR: D E C K LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W29 FOP=[YR=2018] W15 S8 E15 N8$ S8W15 S47 D3 R3 E11 U3 R3 N2 FOP=[YR=2018] E5 FGR=[YR=2018] S13 E22 N21 W22 S8$ N4 W5 S4$ N4 E5 N4 E22 N45$.

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	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