

FARMER SHIRLEY
85294 LINDA RD
YULEE, FL 32097

43-2N-27-4642-0040-0000

[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03CONC BLOCK 100 GABLE/HIP 100

RooF Cover Interior WallInterior FlooAir ConditionHeating TypeBedroomsBathroomsFrame StoriesUnitsOccupancy

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOCAREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREA SUBAREAMARKET VALUEBASUOP

TOTALS1,6001,28015,602EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% COND TOT ADJTOT ADJ UNIT PRICELAND VALUETHATOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE01/03/2025BYKWTotal Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEWAYBEYEBCONFNCTNORMCOND

6500011,28064.584023.9030,592199719970049.0051.00

3 GARAGE RES - 100% - 2024Heated Area: 1200HX Base Yr 2024

UOP2025BAS1997

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE50,568TOTAL MARKET OB/XF VALUE2,211TOTAL LAND VALUE - MARKET85,000TOTAL MARKET VALUE137,779SOH/AGL Deduction9,707ASSESSED VALUE128,072TOTAL EXEMPTION VALUE HX HB50,722BASE TAXABLE VALUE77,350TOTAL JUST VALUE137,779INCOME VALUE35,657PREVIOUS YEAR MKT VALUE107,443SALES DATAOFF RECORD NumberDATETYPE INSTQ U / V I / RSNCDSALE PRICE9999/99999/30/2021CN QI0195,000GRANTOR: FAIRCLOTH MALCOM T JRGRANTEE: FARMER SHIRLEY0529/047510/21/1987WD U V6,000GRANTOR: PHILIPS ELISE ET ALGRANTEE: FAIRCLOTH MALCOLM JBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1997;ORIG=0,0] W40 S30 E40 N30 \$UOP=[YR=2025;ORIG=-40,0] E40 N10 W40 S10 \$.