

LOT 9
IN OR 2221/1807
NORTHBROOK PB 7/285

DOWNS DONALD D & PATRICIA S
87056 FARNSWORTH LANE
YULEE, FL 32097

2025

43-3N-28-1460-0009-0000



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	11	CLAY TILE 20
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,869	100	2018	1,869	193,465
FGR	462	55	2018	254	26,292
FOP	72	30	2018	22	2,278
FOP	96	30	2018	29	3,002
TOTALS	2,499			2,174	225,036

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	15	3	45.00	SF	6.50	
2	0811	CONCRETE B	0 100	0	0	620.00	SF	5.20	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,174	108.3880	108.39	235,640	2018	2018	0	0	4.50	95.50
1 SINGLE FAM - 100% - 2019 Heated Area: 1869 HX Base Yr 2019											
87056 FARNSWORTH LN, YULEE											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		225,036	
TOTAL MARKET OB/XF VALUE		3,411	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		353,447	
SOH/AGL Deduction		134,859	
ASSESSED VALUE		218,588	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		167,866	
TOTAL JUST VALUE		353,447	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		315,426	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803104	CO ISSUED	0	08/29/2018
B1803104	NEW CONSTR	248,901	03/27/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2221/1807	8/29/2018	SW	Q	I	01
GRANTOR: ADAMS HOMES OF NORTHW					
GRANTEE: DOWNS DONALD D & PA					
2178/0001	2/01/2018	WD	Q	V	05
GRANTOR: D E C K LLC					
GRANTEE: ADAMS HOMES OF NORT					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W13 FOP=[YR=2018] W12 S8 E12 N8\$ S8 W12 N8 W14 S47 FGR=[YR=2018] S22 E21 N7 FOP=[YR=2018] E7 N6 W2 N6 W5 S12\$ N15 W21\$ E21 S3 E5 S6 E13 N56\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000		