



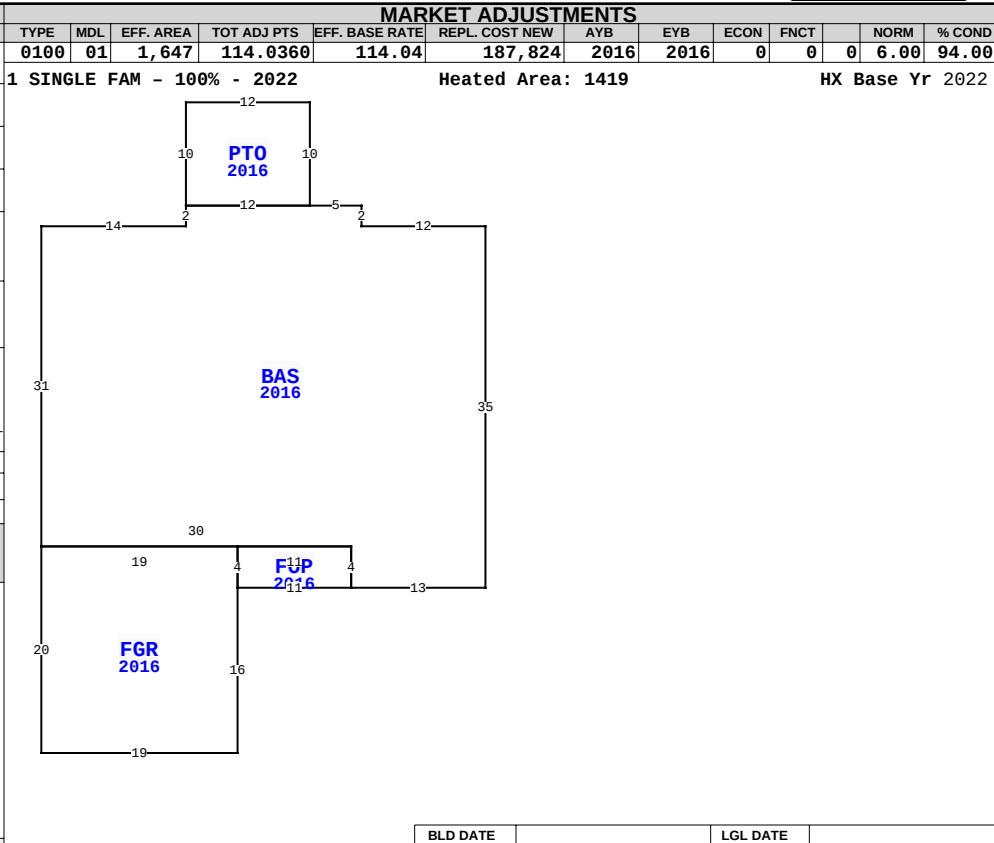
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	1,419	100	2016	1,419	152,114
FGR	380	55	2016	209	22,404
FOP	44	30	2016	13	1,394
PTO	120	5	2016	6	643
TOTALS	1,963			1,647	176,555

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	607.00	SF	6.50	6.50	

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



87070 FARNSWORTH LN, YULEE	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	176,555		
TOTAL MARKET OB/XF VALUE	4,230		
TOTAL LAND VALUE - MARKET	125,000		
TOTAL MARKET VALUE	305,785		
SOH/AGL Deduction	129,949		
ASSESSED VALUE	175,836		
TOTAL EXEMPTION VALUE	HX HB SX 100,722		
BASE TAXABLE VALUE	75,114		
TOTAL JUST VALUE	305,785		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	265,244		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632089	NEW CONSTR	172,226	04/15/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2717/1028	4/03/2024	QC U	I	11		100
GRANTOR: BRYANT SYLVIA G						
GRANTEE: BRYANT STEVEN EDWAR						
2577/0274	7/12/2022	WD U	I	11		100
GRANTOR: BRYANT SYLVIA G						
GRANTEE: BRYANT STEVEN EDWAR						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W12 N2 W5 PTO=[YR=2016] N10 W12 S10 E12\$ W12 S2 W14 S31 FGR=[YR=2016] S20 E19 N16 FOP=[YR=2016] E11 N4 W11 S4\$ N4 W19 \$ E30 S4 E13 N35\$.											