



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 70
Interior Floor	08	SHT VINYL 30
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	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	2019	1,869	192,160
FGR	420	55	2019	231	23,750
FOP	72	30	2019	22	2,262
FOP	96	30	2019	29	2,982
TOTALS	2,457			2,151	221,154

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	11	4	44.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	632.00	SF	6.50

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,151	106.8200	106.82	229,770	2019	2019	0	0	0	3.75	96.25
1 SINGLE FAM - 100% - 2020 Heated Area: 1869 HX Base Yr 2020												
87082 FARNSWORTH LN, YULEE												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		221,154	
TOTAL MARKET OB/XF VALUE		4,262	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		350,416	
SOH/AGL Deduction		135,224	
ASSESSED VALUE		215,192	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		164,470	
TOTAL JUST VALUE		350,416	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,219	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807695	CO ISSUED	0	05/28/2019
B1807695	NEW CONSTR	251,222	10/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2282/1011	6/12/2019	SW	Q	I	01	228,700
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: BRYANT STEVEN E & J						
2178/0001	2/01/2018	WD	Q	V	05	645,000
GRANTOR: D E C K LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W13 FOP=[YR=2019] W12 S8 E12 N8\$ S8 W12 N8 W14 S47 FGR=[YR=2019] S20 E21 N5 FOP=[YR=2019] 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 4,262									
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		