

LOT 14
IN OR 2044/443
NORTHBROOK PB 7/285

VINZANT LANCE A & MEAGAN J
87124 FARNSWORTH LN
YULEE, FL 32097

2025

43-3N-28-1460-0014-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 60			
Interior Floo	11	CLAY TILE 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	1,592	100	2016	1,592	176,979
FGR	420	55	2016	231	25,680
FOP	46	30	2016	14	1,557
PTO	140	5	2016	7	778
TOTALS	2,198			1,844	204,994

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,844	115.2000	115.20	212,429	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM - 100% - 2017

Heated Area: 1592

HX Base Yr 2017

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025

MLU