

KELLUM AARON K & CANDACE N
87147 FARNSWORTH LN
YULEE, FL 32097

43-3N-28-1460-0017-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	20	FACE BRICK 100								0100	01	2,151	106.8200	106.82	229,770	2019	2019	0	0	0	0	3.75	96.25																
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2025										Heated Area: 1869										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 70																																					
Interior Floo	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	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										87147 FARNSWORTH LN, YULEE																													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																						
1	0810	CONCRETE A	0	100	11	4	44.00	SF	6.50	6.50	100	2019	2019	3	97	277																							
2	0810	CONCRETE A	0	100	0	0	555.00	SF	6.50	6.50	100	2019	2019	3	97	3,499																							
LAND DESCRIPTION										TOTAL OB/XF										3,776																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000																						
REVIEW DATE 06/27/2019 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																																							