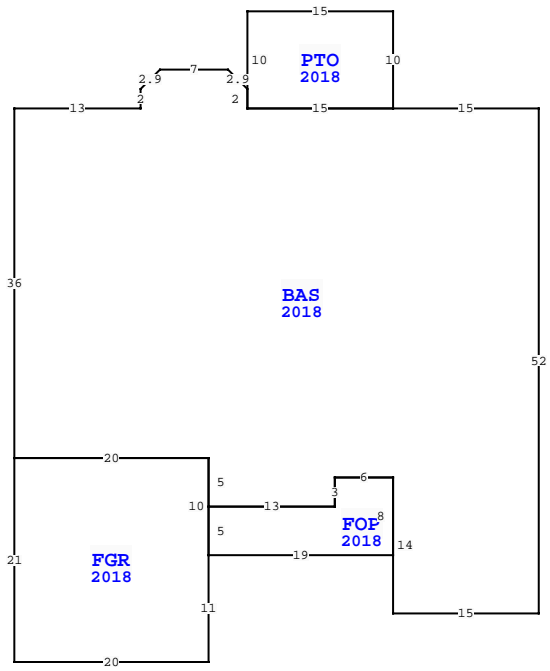




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,301	100	2018
FGR	420	55	2018
FOP	113	30	2018
PTO	150	5	2018
TOTALS	2,984		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2021								
Heated Area: 2301						HX Base Yr 2021					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			252,503
TOTAL MARKET OB/XF VALUE			3,694
TOTAL LAND VALUE - MARKET			137,500
TOTAL MARKET VALUE			393,697
SOH/AGL Deduction			229,436
ASSESSED VALUE			164,261
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			113,539
TOTAL JUST VALUE			393,697
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			352,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803101	CO ISSUED	0	08/29/2019
B1803101	NEW CONSTR	298,885	03/27/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/0271	10/16/2020	WD	Q	I	01	275,000
GRANTOR: ALSAUGH NICHOLAS S &						
GRANTEE: BARROS NODYS P						
2221/0683	8/21/2018	SW	Q	I	01	247,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: ALSAUGH NICHOLAS S						

EXTRA FEATURES		87121 FARNSWORTH LN, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0810	CONCRETE A	0 100
2	0811	CONCRETE B	0 100

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	30	3	90.00	SF	6.50	6.50	100	2018	2018	3	97	567	
2	0811	CONCRETE B	0 100	0	0	620.00	SF	5.20	5.20	100	2018	2018	3	97	3,127	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W15 PTO=[YR=2018] N10 W15 S10 E15\$ W15 N2 U2 L2 W7 D2 L2 S2 W13 S36 FGR=[YR=2018] S21 E20 N11 FOP=[YR=2018] E19 N8 W6 S3 W13 S5\$ N10 W20\$ E20 S5 E13 N3 E6 S14 E15 N52\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,694																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	125,000.00	137,500.00	137,500							