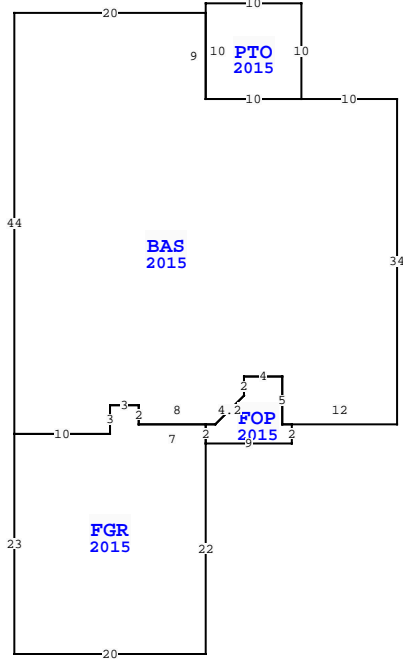




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|---------|
| ELEMENT | CD | | |
| Exterior Wall | 20 | FACE BRICK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 14 | CARPET | 70 |
| Interior Floo | 11 | CLAY TILE | 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 |
| BAS | 1,520 | 100 | 2015 |
| FGR | 476 | 55 | 2015 |
| FOP | 43 | 30 | 2015 |
| PTO | 100 | 5 | 2015 |
| TOTALS | 2,139 | | |
| | | 1,800 | 194,538 |

| 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% | - 2025 | | 208,620 | 2015 | 2015 | 0 | 0 | 6.75 | 93.25 |
| | | | | Heated Area: 1520 | | | HX Base Yr 2025 | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 194,538 |
| TOTAL MARKET OB/XF VALUE | | | 3,990 |
| TOTAL LAND VALUE - MARKET | | | 125,000 |
| TOTAL MARKET VALUE | | | 323,528 |
| SOH/AGL Deduction | | | 103,573 |
| ASSESSED VALUE | | | 219,955 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 169,233 |
| TOTAL JUST VALUE | | | 323,528 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 283,925 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1530886 | CO ISSUED | 0 | 10/30/2015 |
| B1530886 | NEW CONSTR | 188,032 | 07/01/2015 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2733/853 | 8/12/2024 | SW | Q | I | 02 | 334,000 |
| GRANTOR: ALVAR FL LLC | | | | | | |
| GRANTEE: RHODEN HENRY C JR | | | | | | |
| 2012/0102 | 10/30/2015 | WD | Q | I | 01 | 165,300 |
| GRANTOR: PREMIER HOMES OF NORT | | | | | | |
| GRANTEE: ALVAR FL LLC | | | | | | |

| EXTRA FEATURES | | 87047 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 | 33 | 3 | 99.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 611 | |
| 2 | 0811 | CONCRETE B | 0 100 | 0 | 0 | 684.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 95 | 3,379 | |
| TOTAL OB/XF 3,990 | | | | | | | | | | | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=2015] W10 PTO=[YR=2015] N10 W10 S10 E10\$ W10 N9 W20 S44 FGR=[YR=2015] S23 E20 N22 FOP=[YR=2015] E9 N2 W1 N5 W4 S2 D3 L3 W1 S2\$ N2 W7 N2 W3 S3 W10\$ E10 N3 E3 S2 E8 U3 R3 N2 E4 S5 E12 N34\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF 3,990 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 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 | | | | | | | |