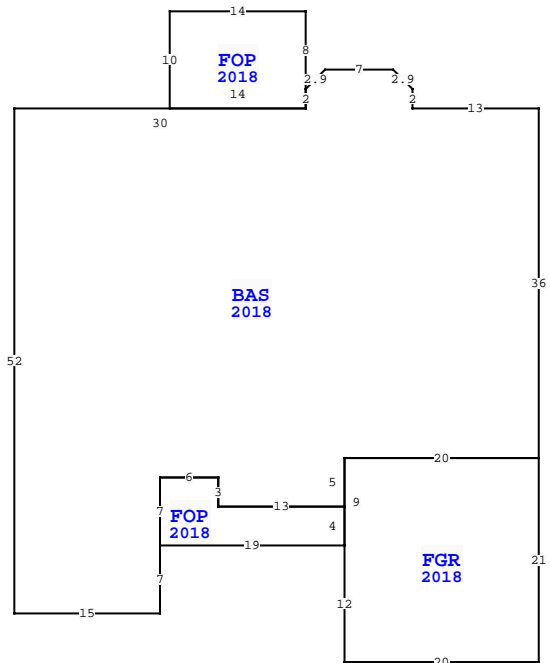


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	94	30	2018
FOP	140	30	2018
TOTALS	2,955		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,602	102.7200	102.72	267,277	2018	2018	0	0	4.50	95.50
1 SINGLE FAM - 100% - 2019 Heated Area: 2301 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		255,250	
TOTAL MARKET OB/XF VALUE		3,694	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		383,944	
SOH/AGL Deduction		140,735	
ASSESSED VALUE		243,209	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		192,487	
TOTAL JUST VALUE		383,944	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,519	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803480	CO ISSUED	0	10/18/2018
B1803480	NEW CONSTR	299,841	04/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2231/0913	10/17/2018	SW	Q	I	01	249,900
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: THOMPSON TAMMY MARI						
2178/0001	2/01/2018	WD	Q	V	05	645,000
GRANTOR: D E C K LLC						
GRANTEE: ADAMS HOMES OF NORT						

EXTRA FEATURES		87035 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	
<b>TOTAL OB/XF 3,694</b>																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W13 N2 U2 L2 W7 D2 L2 FOP=[YR=2018] N8 W14 S10 E14 N2 \$ S2 W30 S52 E15 N7 FOP=[YR=2018] E19 FGR=[YR=2018] S12 E20 N21 W20 S9\$ N4 W13 N3 W6 S7\$ N7 E6 S3 E13 N5 E20 N36\$.	

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	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							