PT OF LOT 1 & UNDEVELOPED R/W
LYING S THEREOF IN OR 490/844
HAVEN FOREST S/D OR 110/537

DEFEE JOHN D & BARBARA J L/E/
87749 HAVEN ROAD
YULEE, FL 32097-2342

2023

38-3N-27-4690-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

HAVEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	227,200
TOTAL MARKET VALUE	227,200
SOH/AGL Deduction	0
ASSESSED VALUE	227,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,200
TOTAL JUST VALUE	227,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2491/1937	8/25/2021	LE	U	V	11	100
GRANTOR: DEFEE JOHN D & BARBAR						
GRANTEE: BLEICKEN KIMBERLY D						
0490/0844	5/23/1986	QC	U	V	16	100
GRANTOR: WOLLITZ ROBERT J & MA						
GRANTEE: DEFEE JOHN J & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	0		OR	100.00	377.00	71.00	FF		1.00	1.00	1.00	3,200.00	3,200.00	227,200							

REVIEW DATE 06/13/2022 BY KWA Total Acres: 0.00 Total Land Value: 227,200 Market: 0 Agricultural: 0 Common: 227,200 PRINTED 08/02/2023 BY SYS