LOT 3
HAVEN FOREST S/D OR 110/357

DEFEE JONATHAN B & ANDREA
87705 HAVEN ROAD
YULEE, FL 32097

2023

38-3N-27-4690-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

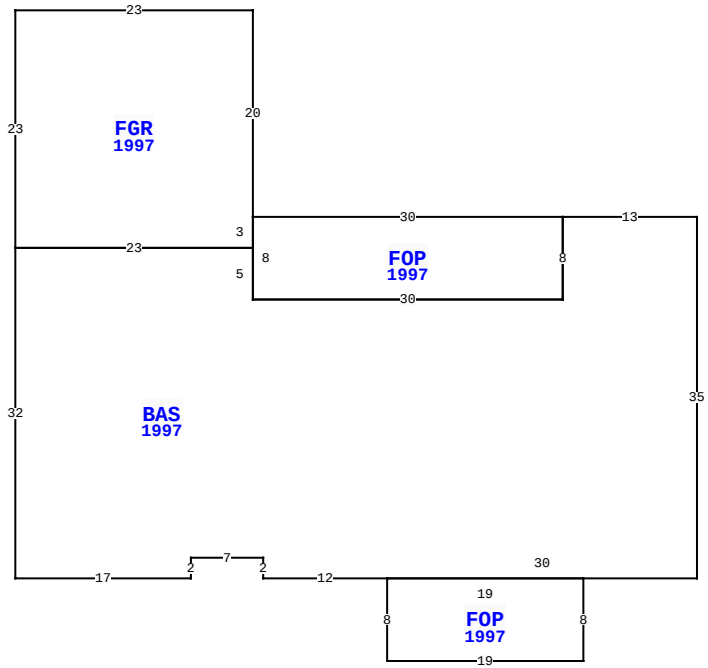
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	1,987	160,281
FGR	529	55	291	23,473
FOP	152	30	46	3,711
FOP	240	30	72	5,808
TOTALS	2,908		2,396	193,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,396	110.0000	99.28	237,875	1997	1997	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 1998 Heated Area: 1987 HX Base Yr 1998



87705 HAVEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,273
TOTAL MARKET OB/XF VALUE		1,859
TOTAL LAND VALUE - MARKET		80,800
TOTAL MARKET VALUE		275,932
SOH/AGL Deduction		130,661
ASSESSED VALUE		145,271
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,271
TOTAL JUST VALUE		275,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973947	NEW CONSTR	100,000	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/1096	10/04/2006	WD	U	I	07	100
GRANTOR: DEFEE JONATHON B & AN						
GRANTEE: DEFEE JONATHAN B &						
0789/0448	4/03/1997	WD	U	V	07	100
GRANTOR: DEFEE JOHN D & BARBAR						
GRANTEE: DEFEE JONATHON & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W13 FOP=[YR=1997] W30 FGR=[YR=1997] N20 W23 S23 E23 N3$ S8 E30 N8$ S8 W30 N5 W23 S32 E17 N2 E7 S2 E12
FOP=[YR=1997] S8 E19 N8 W19$ E30 N35$.

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
1	0810	CONCRETE A	0	100	18	18	324.00	SF	6.50	6.50	100	1997	1997	3	75	1,580	
2	0825	BRICK	0	100	4	6	24.00	SF	12.50	12.50	100	1997	1997	3	93	279	

LAND DESCRIPTION

TOTAL OB/XF 1,859

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	000100	C	SFR	100		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800							

REVIEW DATE 10/26/2018 BY SBX Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/02/2023 BY SYS