LOT 8
HAVEN FOREST S/D OR 110/537

LITEBORN BONNIE LOU TOLBERT/LITEBORN CLIFFORD STAN
87623 HAVEN ROAD
YULEE, FL 32097

2023

38-3N-27-4690-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

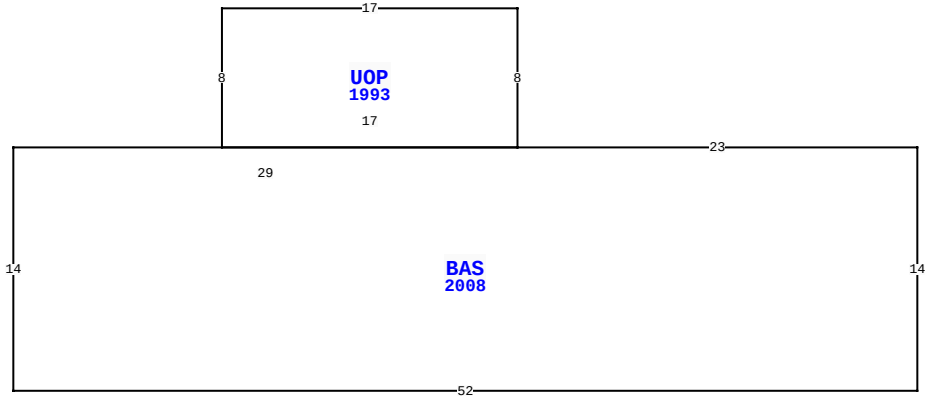
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	13,231
UOP	136	25	34	618
TOTALS	864		762	13,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	762	93.2000	60.58	46,162	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 728 HX Base Yr



87585 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	13,849
TOTAL MARKET OB/XF VALUE	248
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	134,097
SOH/AGL Deduction	59,197
ASSESSED VALUE	74,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,900
TOTAL JUST VALUE	134,097
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2417/1790	11/20/2020	QC	U	I	11	100
GRANTOR: LITEBORN BONNIE LOU &						
GRANTEE: LITEBORN BONNIE LOU						
0811/1563	10/29/1997	WD	U	I	06	100
GRANTOR: TOLBERT KARL R						
GRANTEE: TOLBERT KARL R & BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W23 UOP=[YR=1993] N8 W17 S8 E17$ W29 S14 E52 N14$.

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
3	1242	WD DECK A	0	0	0	0	62.00	SF	10.00	10.00	100	2008	2008	3	40	248	

LAND DESCRIPTION

TOTAL OB/XF 248

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	80,000.00	80,000.00	120,000							

REVIEW DATE 03/21/2019 BY SBA Total Acres: 1.50 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS