LOT 11
IN OR 1781/1099
HAVEN FOREST S/D OR 110/537

ZUTELL PAMELA J
87471 HAVEN RD
YULEE, FL 32097

2023

38-3N-27-4690-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

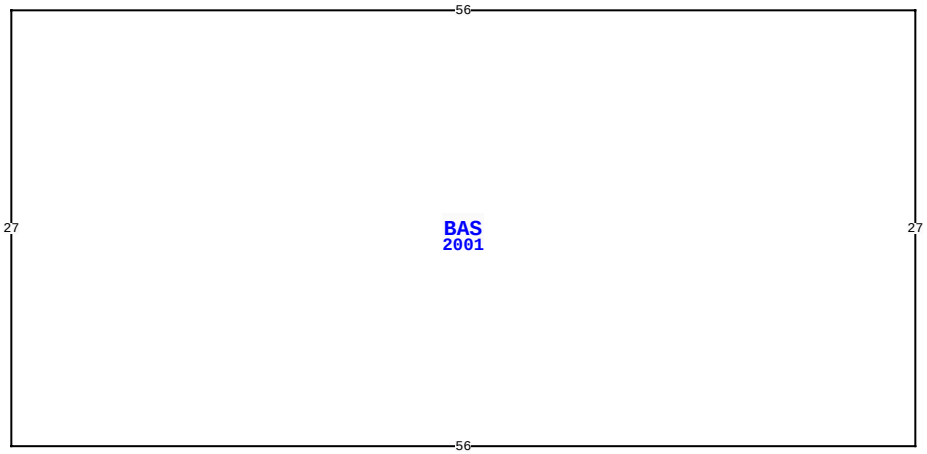
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	62,022
TOTALS	1,512		1,512	62,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	117.2000	82.04	124,044	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2014 Heated Area: 1512 HX Base Yr 2014



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		62,022
TOTAL MARKET OB/XF VALUE		3,471
TOTAL LAND VALUE - MARKET		121,600
TOTAL MARKET VALUE		187,093
SOH/AGL Deduction		107,117
ASSESSED VALUE		79,976
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		29,976
TOTAL JUST VALUE		187,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015521	H/AC	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1781/1099	2/29/2012	WD	U	I	11	73,900
GRANTOR: US BANK NA TRUSTEE						
GRANTEE: ZUTELL PAMELA J						
1751/0345	8/15/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NA TRUSTEE						

87471 HAVEN RD, YULEE

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

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	1985	1985	3	20	402	
2	0940	SHEDS/PORT	0	100	9	10	90.00	SF	20.10	20.10	100	1985	1985	3	20	362	
3	0681	POLE SHED	0	100	19	16	304.00	SF	15.00	15.00	100	2001	2001	3	30	1,368	
4	0940	SHEDS/PORT	0	100	19	8	152.00	SF	30.00	30.00	100	2001	2001	3	20	912	
5	0751	UOP	0	100	12	10	120.00	SF	10.00	10.00	100	1998	1998	3	27	324	
6	0879	FISH POOL	0	100	8	4	32.00	SF	14.00	14.00	100	1998	1998	3	23	103	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S27 E56 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 3,471

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	1.52	AC		1.00	1.00	1.00	80,000.00	80,000.00	121,600							

REVIEW DATE 09/21/2017 BY SBX Total Acres: 1.52 Total Land Value: 121,600 Market: 0 Agricultural: 0 Common: 121,600 PRINTED 08/02/2023 BY SYS