LOT 14 IN OR 910/1335
HAVEN FOREST S/D OR 110/537
{FLHML3B154722617A &

TAYLOR ROBERT F & MARY E
87391 HAVEN ROAD
YULEE, FL 32097

**2023**

**38-3N-27-4690-0014-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

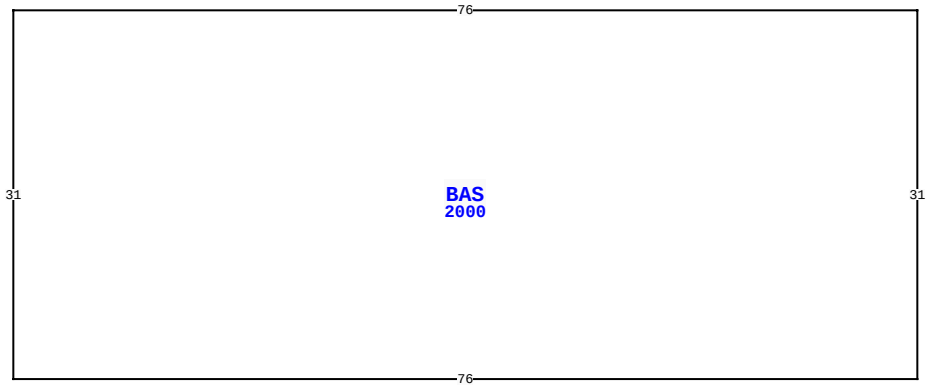
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 2,356 | 100 | 2,356 | 93,094 |
| TOTALS | 2,356 | | 2,356 | 93,094 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,356 | 117.6000 | 82.32 | 193,946 | 2000 | 2000 | 0 | 0 | 0 | 52.00 | 48.00 |

1 M/H 94+ – 100% - 2001 Heated Area: 2356 HX Base Yr 2001




87391 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 | | 93,094 |
| TOTAL MARKET OB/XF VALUE | | 448 |
| TOTAL LAND VALUE - MARKET | | 121,600 |
| TOTAL MARKET VALUE | | 215,142 |
| SOH/AGL Deduction | | 116,524 |
| ASSESSED VALUE | | 98,618 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 48,618 |
| TOTAL JUST VALUE | | 215,142 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 164,401 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH992905 | MH MOVE-ON | 0 | 11/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0910/1335 | 12/08/1999 | WD | Q | V | | 18,900 |

GRANTOR: DURANCE CATHERINE J B

GRANTEE: TAYLOR ROBERT F & M

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W76 S31 E76 N31$.

## 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 | 1242 | WD DECK A | 0 | 100 | 16 | 8 | 128.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 256 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 96.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 192 | |

## LAND DESCRIPTION

TOTAL OB/XF 448

| 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 | 100 | | | 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