LOT 15
(EX LESS & EXCEPT
IN OR 2449/148)

TAIT DIANE M
87365 HAVEN RD
YULEE, FL 32097

2023

38-3N-27-4690-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
Quality	02	Quality Level 02

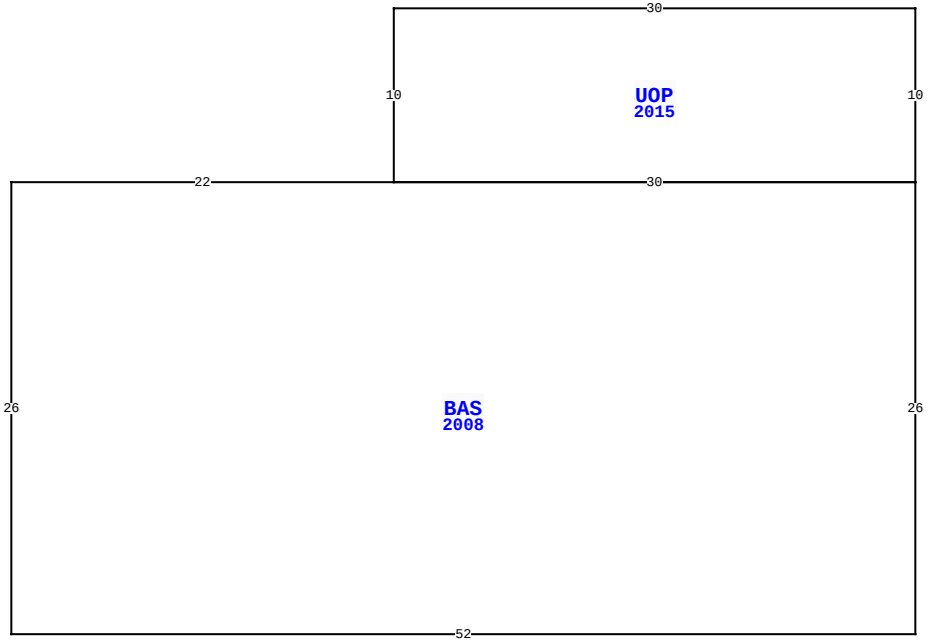
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	46,109
UOP	300	25	75	2,558
TOTALS	1,652		1,427	48,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,427	84.0000	58.80	83,908	2000	2005	0	0	0	42.00	58.00

3 M/H 94+ – 0% - 0 Heated Area: 1352 HX Base Yr



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

87365 HAVEN RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	48,667
TOTAL MARKET OB/XF VALUE	7,044
TOTAL LAND VALUE - MARKET	119,200
TOTAL MARKET VALUE	174,911
SOH/AGL Deduction	52,149
ASSESSED VALUE	122,762
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,762
TOTAL JUST VALUE	174,911
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013555	MH MOVE-ON	0	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2449/0148	4/05/2021	WD	Q	I	01	115,000
GRANTOR: BATTLES ROBERT & LIND						
GRANTEE: TAIT DIANE M						
1699/1588	9/16/2010	QC	U	I	11	100
GRANTOR: BATTLES TOMMIE & CARO						
GRANTEE: BATTLES ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2015] W30 S10 BAS=[YR=2008] W22 S26 E52 N26 W30$ E30 N10$.

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	370.00	SF	10.00	10.00	100	2007	2007	3	35	1,295	
4	0300	BOAT DCK W	0	0	0	0	292.00	SF	40.00	40.00	100	2005	2005	3	44	5,139	
5	0810	CONCRETE A	0	0	0	0	113.00	SF	6.50	6.50	100	2002	2002	3	83	610	

LAND DESCRIPTION

TOTAL OB/XF 7,044

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.49	AC		1.00	1.00	1.00	80,000.00	80,000.00	119,200							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 1.49 Total Land Value: 119,200 Market: 0 Agricultural: 0 Common: 119,200 PRINTED 08/02/2023 BY SYS