

LOTS 24 & 25
IN OR 192/13
HAVEN FOREST S/D OR 110/537

FREEMAN CHERYL L &/BUTLER ALVIN D III
87115 HAVEN RD
YULEE, FL 32097

2023

38-3N-27-4690-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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
BUD8 Adjustme	04	DIST 01 100
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	1,683	100	1,683	131,715
FGR	600	55	330	25,826
UCP	432	20	86	6,731
UOP	312	20	62	4,853
TOTALS	3,027		2,161	169,125

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	50	0	0	2,584.00	SF	4.00	4.00	
3	0351	CARPORT MT	0	50	18	20	360.00	SF	6.70	6.70	
4	0810	CONCRETE A	0	50	0	0	192.00	SF	4.36	4.36	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	50		OR	0.00	0.00	3.04	AC	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,161	123.0000	111.01	239,893	1978	1983	0	0	29.50	70.50
1 SINGLE FAM - 50% - 2023											
Heated Area: 1683											
HX Base Yr 2023											
87115 HAVEN RD, YULEE											

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

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		184,143	
TOTAL MARKET OB/XF VALUE		9,452	
TOTAL LAND VALUE - MARKET		243,200	
TOTAL MARKET VALUE		436,795	
SOH/AGL Deduction		0	
ASSESSED VALUE		436,795	
TOTAL EXEMPTION VALUE		HA HAB	50,000
BASE TAXABLE VALUE		386,795	
TOTAL JUST VALUE		436,795	
NCON VALUE		24,131	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,916	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002570	GARAGE	25,868	02/15/2022
94709	CHNGE SRVC	0	10/01/1994
8117	MH MOVE-ON	16,000	04/02/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2560/1057	5/03/2022	FJ U	I	19		100	
GRANTOR: BUTLER ALVIN D JR EST							
GRANTEE: FREEMAN CHERYL L 50							
0114/0256	1/01/1971	TA Q	V			4,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 UOP=[YR=1993] N12 W26 S12 E26 \$ W31											
FGR=[YR=1993] W24 UCP=[YR=2022] W18 S24 E18 N24\$ S25 E24 N25											
\$ S33 E51 N33 \$.											

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