LOTS 26 & 27
IN OR 2165/708
HAVEN FOREST S/D OR 110/537

BELL DONALD E L/E/
87067 HAVEN RD
YULEE, FL 32097

2023

38-3N-27-4690-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

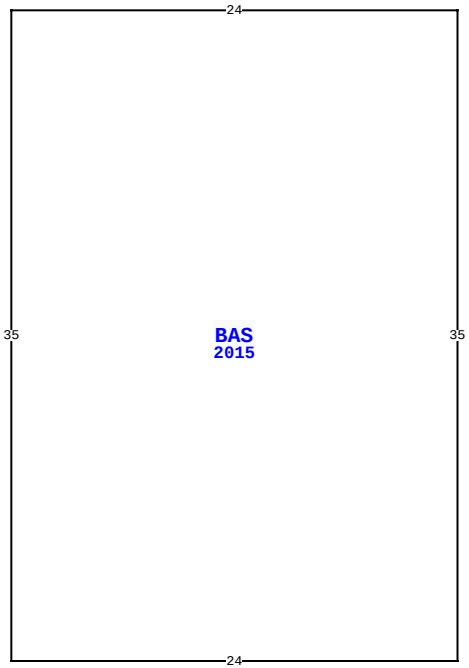
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,546
TOTALS	840		840	16,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	60.5000	21.18	17,791	2015	2015	0	0	0	7.00	93.00

3 GARAGE RES – 100% - 2016 Heated Area: 840 HX Base Yr 2016



87067 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		209,160
TOTAL MARKET OB/XF VALUE		1,827
TOTAL LAND VALUE - MARKET		206,720
TOTAL MARKET VALUE		417,707
SOH/AGL Deduction		173,893
ASSESSED VALUE		243,814
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		188,814
TOTAL JUST VALUE		417,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012444	CO ISSUED	0	12/26/2018
18010123	MODULAR HM	0	10/05/2018
1700868	GARAGE	17,856	03/01/2017
B1632643	24X35FGR	10,714	07/01/2016
B1530020	24X35FGR	36,036	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/0708	12/18/2017	WD	U	I	11	100
GRANTOR: BELL DONALD E & SUSAN						
GRANTEE: BELL FAMILY REVOCAB						
1949/1433	11/24/2014	WD	U	I	16	24,600
GRANTOR: ALLEN JUDITH						
GRANTEE: BELL DONALD E & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 S35 E24 N35$.

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	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,287	
12	0810	CONCRETE A	0	100	2	24	48.00	SF	6.50	6.50	100	1985	1985	3	49.5	154	
19	0810	CONCRETE A	0	100	12	10	120.00	SF	6.50	6.50	100	1985	1985	3	49.5	386	

LAND DESCRIPTION

TOTAL OB/XF 1,827

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		OR	0.00	0.00	3.04	AC		1.00	1.00	0.85	80,000.00	68,000.00	206,720							

REVIEW DATE 04/16/2019 BY DJ Total Acres: 3.04 Total Land Value: 206,720 Market: 0 Agricultural: 0 Common: 206,720 PRINTED 08/02/2023 BY SYS

LOTS 26 & 27
IN OR 2165/708
HAVEN FOREST S/D OR 110/537

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YULEE, FL 32097

2023

38-3N-27-4690-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

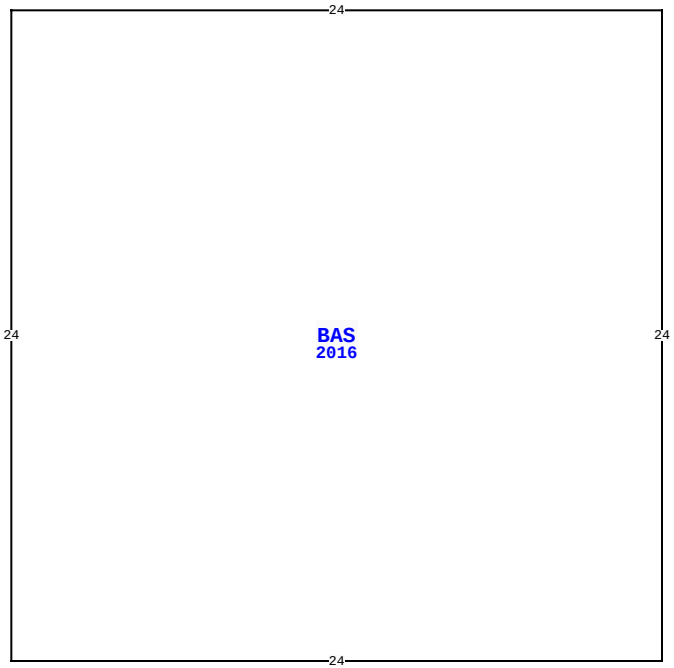
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	11,468
TOTALS	576		576	11,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	60.5000	21.18	12,200	2016	2016	0	0	0	6.00	94.00

4 GARAGE RES – 100% - 2016 Heated Area: 576 HX Base Yr 2016



87067 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		209,160
TOTAL MARKET OB/XF VALUE		1,827
TOTAL LAND VALUE - MARKET		206,720
TOTAL MARKET VALUE		417,707
SOH/AGL Deduction		173,893
ASSESSED VALUE		243,814
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		188,814
TOTAL JUST VALUE		417,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/0708	12/18/2017	WD	U	I	11	100
GRANTOR: BELL DONALD E & SUSAN						
GRANTEE: BELL FAMILY REVOCAB						
1949/1433	11/24/2014	WD	U	I	16	24,600
GRANTOR: ALLEN JUDITH						
GRANTEE: BELL DONALD E & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 S24 E24 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/16/2019 BY DJ Total Acres: 3.04 Total Land Value: 206,720 Market: 0 Agricultural: 0 Common: 206,720 PRINTED 08/02/2023 BY SYS

LOTS 26 & 27
IN OR 2165/708
HAVEN FOREST S/D OR 110/537

BELL DONALD E L/E/
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2023

38-3N-27-4690-0026-0000

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	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

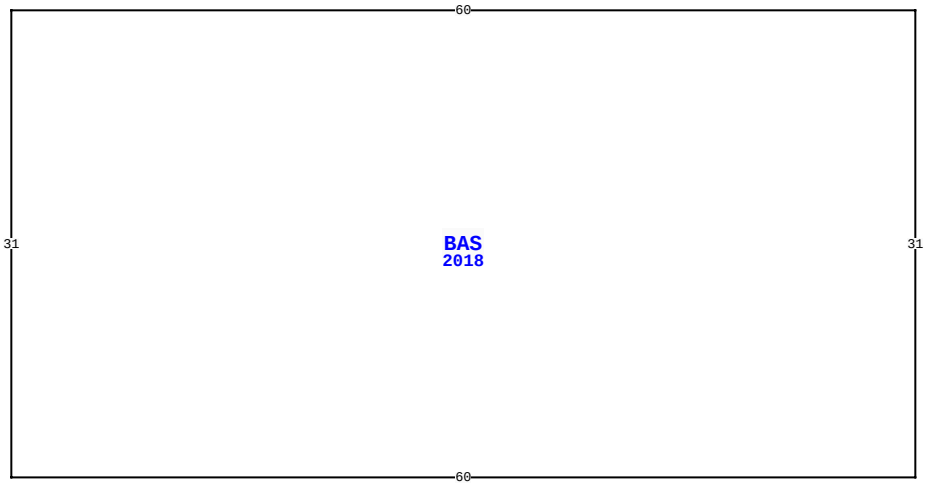
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	162,599
TOTALS	1,860		1,860	162,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,860	118.3350	88.75	165,075	2018	2018	0	0	0	1.50	98.50

5 SFR MODULR – 100% - 2016 Heated Area: 1860 HX Base Yr 2016



87067 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		209,160
TOTAL MARKET OB/XF VALUE		1,827
TOTAL LAND VALUE - MARKET		206,720
TOTAL MARKET VALUE		417,707
SOH/AGL Deduction		173,893
ASSESSED VALUE		243,814
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		188,814
TOTAL JUST VALUE		417,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/0708	12/18/2017	WD	U	I	11	100
GRANTOR: BELL DONALD E & SUSAN						
GRANTEE: BELL FAMILY REVOCAB						
1949/1433	11/24/2014	WD	U	I	16	24,600
GRANTOR: ALLEN JUDITH						
GRANTEE: BELL DONALD E & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W60 S31 E60 N31$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/16/2019 BY DJ Total Acres: 3.04 Total Land Value: 206,720 Market: 0 Agricultural: 0 Common: 206,720 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

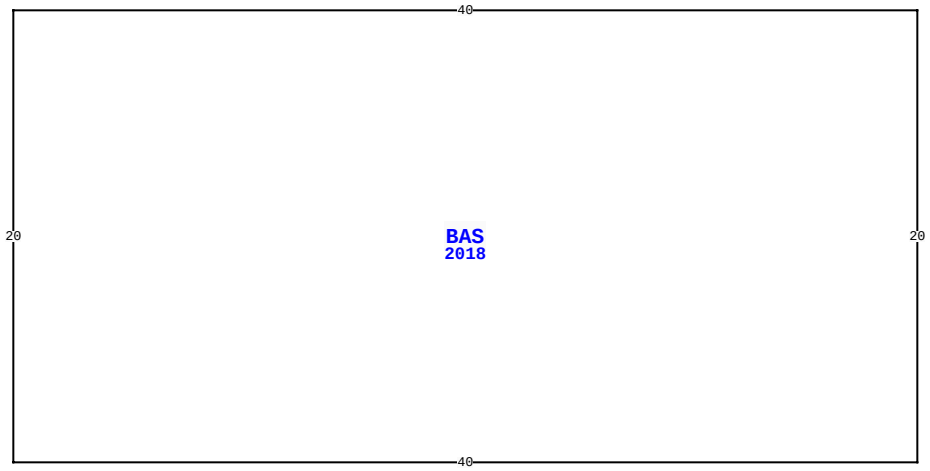
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	18,547
TOTALS	800		800	18,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	69.0000	24.15	19,320	2018	2018	0	0	0	4.00	96.00

6 GARAGE RES – 100% - 2016 Heated Area: 800 HX Base Yr 2016



87067 HAVEN RD, YULEE

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

VALUATION SUMMARY

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Tax Group: 4	Tax Dist:	
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TOTAL JUST VALUE		417,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/0708	12/18/2017	WD	U	I	11	100
GRANTOR: BELL DONALD E & SUSAN						
GRANTEE: BELL FAMILY REVOCAB						
1949/1433	11/24/2014	WD	U	I	16	24,600
GRANTOR: ALLEN JUDITH						
GRANTEE: BELL DONALD E & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S20E40 N20$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/16/2019 BY DJ Total Acres: 3.04 Total Land Value: 206,720 Market: 0 Agricultural: 0 Common: 206,720 PRINTED 08/02/2023 BY SYS