LOT 28 IN OR 567/199
HAVEN FOREST S/D OR 110/537
{1983 MANA DW/MH}

BUTLER DONALD EUGENE
PO BOX 1343
YULEE, FL 32041-1343

2023

38-3N-27-4690-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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
Quality	03	Quality Level 03

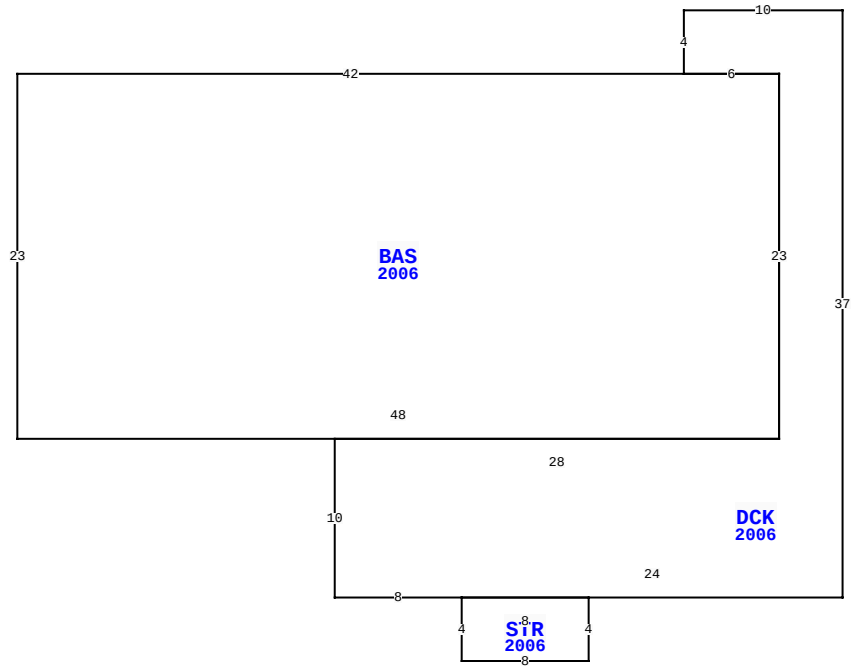
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	26,522
DCK	452	15	68	1,634
STR	32	10	3	72
TOTALS	1,588		1,175	28,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,175	123.2000	80.08	94,094	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2007 Heated Area: 1104 HX Base Yr 2007



87041 HAVEN RD, YULEE

BLD DATE	06/13/2007 JM	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		28,228
TOTAL MARKET OB/XF VALUE		6,673
TOTAL LAND VALUE - MARKET		121,600
TOTAL MARKET VALUE		156,501
SOH/AGL Deduction		94,007
ASSESSED VALUE		62,494
TOTAL EXEMPTION VALUE	HX HB	37,494
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		156,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7940	TEMP POLE	0	01/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0567/0199	4/06/1989	WD	U	V	01	100

GRANTOR: BUTLER ALVIN & JEANT
GRANTEE: BUTLER DONALD E

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2006] W10 S4 BAS=[YR=2006] W42 S23 E48 N23 W6$ E6 S23 W28 S10 E8 STR=[YR=2006] S4 E8 N4 W8$ E24 N37$.

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	0680	POLE SHED	0	100	10	26	260.00	SF	10.00	10.00	100	1987	1987	3	20	520	
2	0510	GARAGE WD-	0	100	22	26	572.00	SF	35.00	35.00	100	1987	1987	3	20	4,004	
3	0681	POLE SHED	0	100	24	34	816.00	SF	9.00	9.00	100	1992	1992	3	20	1,469	
4	0351	CARPORT MT	0	100	25	18	450.00	SF	5.60	5.60	100	2005	2005	3	27	680	

LAND DESCRIPTION

TOTAL OB/XF 6,673

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

REVIEW DATE 10/26/2018 BY SBX Total Acres: 1.52 Total Land Value: 121,600 Market: 0 Agricultural: 0 Common: 121,600 PRINTED 08/02/2023 BY SYS