LOT 40 IN OR 916/1268
(EX PT IN OR 1493/1521)
HAVEN FOREST S/D OR 110/537

MORGAN DONNA FARRIS
87278 HAVEN ROAD
YULEE, FL 32097

2023

38-3N-27-4690-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

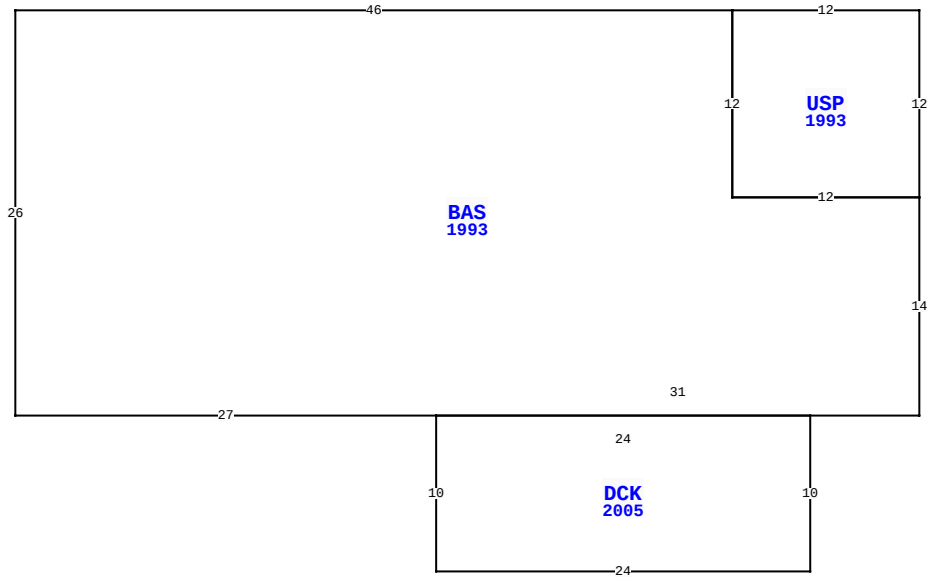
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,364	100	1,364	30,322
DCK	240	15	36	800
USP	144	50	72	1,601
TOTALS	1,748		1,472	32,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,472	114.0000	74.10	109,075	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1364 HX Base Yr



87278 HAVEN RD, YULEE

BLD DATE	07/17/2007 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		32,722
TOTAL MARKET OB/XF VALUE		1,104
TOTAL LAND VALUE - MARKET		80,800
TOTAL MARKET VALUE		114,626
SOH/AGL Deduction		68,737
ASSESSED VALUE		45,889
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,889
TOTAL JUST VALUE		114,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0916/1268	1/24/2000	QC	U	I	01	100
GRANTOR: CAMPBELL DONNA FARRIS						
GRANTEE: MORGAN DONNA FARRIS						
0473/0354	11/01/1985	FS	U	V		9,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W12 BAS=[YR=1993] W46 S26 E27 DCK=[YR=2005] S10 E24 N10 W24 $ E31 N14 W12 N12 $ S12 E12 N12 $.

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	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	1995	1995	3	24	720	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1995	1995	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 1,104

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	120.00	364.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800							

REVIEW DATE 09/21/2018 BY SBX Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/02/2023 BY SYS