

LOTS 41 & 42
IN OR 2552/341
HAVEN FOREST S/D OR 110/537

STAMPER KIMBERLY
87330 HAVEN RD
YULEE, FL 32097

2023

38-3N-27-4690-0041-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1													
Exterior Wall	10	ABOVE AVG 100	0820	02	2,483	119.0000	77.35	192,060	1991	1991	0	0	0	70.00	30.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 0														Heated Area: 1716											
Roof Cover	03	COMP SHNGL 100	HX Base Yr																									
Interior Wall	05	DRYWALL 100																										
Interior Floo	13	LVT/LAMNT 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																										
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	1,716	100	1,716	39,820																								
DCK	12	15	2	47																								
DCK	24	15	4	93																								
DCK	108	15	16	371																								
DCK	144	15	22	511																								
DCK	496	15	74	1,717																								
FOP	184	30	55	1,276																								
FSP	144	60	86	1,996																								
STP	24	10	2	47																								
UCP	780	20	156	3,620																								
TOTALS	4,312		2,483	57,618																								
EXTRA FEATURES					87330 HAVEN RD, YULEE																							
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											
1	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1991	1991	3	20	257												
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520												
3	0810	CONCRETE A	0	0	13	7	91.00	SF	6.50	6.50	100	1996	1996	3	73	432												
4	0350	CARPORT WD	0	0	24	14	336.00	SF	13.00	13.00	100	2000	2000	3	20	874												
5	0940	SHEDS/PORT	0	0	8	7	56.00	SF	30.00	30.00	100	2000	2000	3	20	336												
6	0940	SHEDS/PORT	0	0	8	12	96.00	SF	16.50	16.50	100	2000	2000	3	20	317												
7	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	1996	1996	3	73	152												
8	1242	WD DECK A	0	0	18	4	72.00	SF	10.00	10.00	100	1993	1993	3	20	144												
9	0811	CONCRETE B	0	0	0	0	504.00	SF	5.20	5.20	100	1995	1995	3	72	1,887												
TOTAL OB/XF 6,919																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
1	000102	C	SFR/MH	0		OR	0.00	0.00	3.10	AC		1.00	1.00	0.75	80,000.00	60,000.00	186,000											
REVIEW DATE 11/27/2019 BY KWA Total Acres: 3.10 Total Land Value: 186,000 Market: 0 Agricultural: 0 Common: 186,000 PRINTED 08/02/2023 BY SYS																												