

BROWN JARED DAVID & ANGELA CHRISTINE
87406 HAVEN RD
YULEE, FL 32097

38-3N-27-4690-0045-0000

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	VALUATION SUMMARY																									
Exterior Wall		30	VINYL 100		0800	02	2,356	140.6400		98.45	231,948	1999	1999	0	0	0	54.00	46.00	VALUATION BY																									
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 0% - 0										Heated Area: 2356										HX Base Yr										STANDARD									
Roof Cover		03	COMP SHNGL 100		31 76 BAS 1999 76 31										Tax Group: 4										Tax Dist:																			
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										106,696																			
Interior Floo		14	CARPET 80												TOTAL MARKET OB/XF VALUE										1,029																			
Interior Floo		08	SHT VINYL 20												TOTAL LAND VALUE - MARKET										133,600																			
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										241,325																			
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										85,973																			
Bedrooms			4 100												ASSESSED VALUE										155,352																			
Bathrooms			2 100												TOTAL EXEMPTION VALUE										0																			
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										155,352																			
Stories		1.	1. 100												TOTAL JUST VALUE										241,325																			
Units			0 100		NCON VALUE										0																													
BUD8 Adjustme		04	DIST 01 100		INCOME VALUE										PREVIOUS YEAR MKT VALUE										183,987																			
Quality		05	Quality Level 05																																									
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	2,356	100	2,356	106,696																																								
TOTALS					2,356		2,356		106,696																																			
EXTRA FEATURES					87406 HAVEN RD, YULEE										BLD DATE				LGL DATE		06/20/2023		MLU																					
															XF DATE				LAND DATE																									
															INC DATE				AG DATE																									
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																													
2	0940	SHEDS/POR	0	0	16	16		256.00	SF	20.10			20.10	100	1989	1989	3	20	1,029																									
LAND DESCRIPTION					TOTAL OB/XF										1,029																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		OR	145.00	498.00	1.67	AC		1.00	1.00	1.00	80,000.00	80,000.00	133,600																											
REVIEW DATE 11/27/2019 BY KWA Total Acres: 1.67 Total Land Value: 133,600 Market: 0 Agricultural: 0 Common: 133,600 PRINTED 08/02/2023 BY SYS																																												