LOTS 49 & 50
IN OR 116/294
HAVEN FOREST S/D OR 110/537

HOOD VERNON E EST
PO BOX 15
YULEE, FL 32041-0015

2023

38-3N-27-4690-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

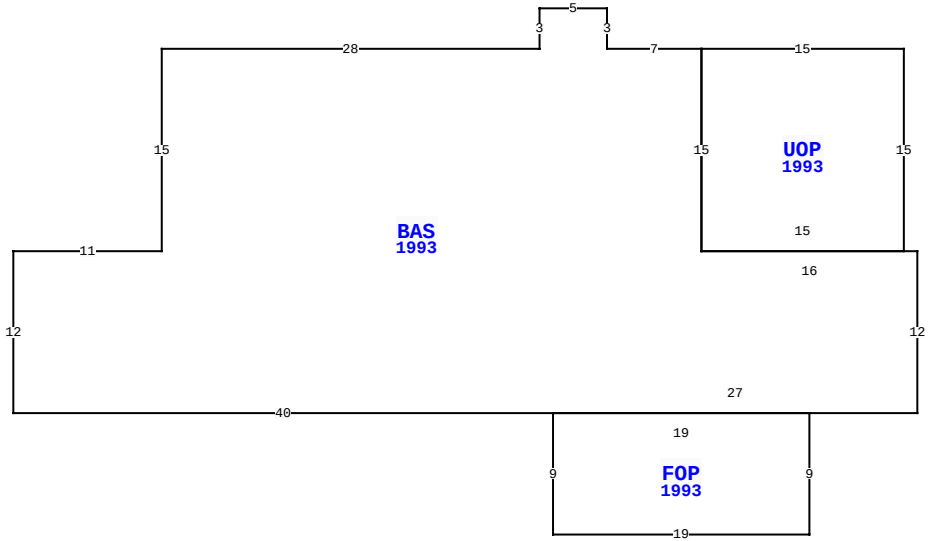
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,419	100	1,419	30,161
FOP	171	30	51	1,084
UOP	225	25	56	1,190
TOTALS	1,815		1,526	32,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,526	109.0000	70.85	108,117	1969	1969	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1419 HX Base Yr



87522 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		32,435
TOTAL MARKET OB/XF VALUE		2,663
TOTAL LAND VALUE - MARKET		210,800
TOTAL MARKET VALUE		245,898
SOH/AGL Deduction		199,527
ASSESSED VALUE		46,371
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		16,371
TOTAL JUST VALUE		245,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970567	REPAIR/RRF	0	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0116/0294	1/01/1971	TA	Q	V		4,800

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W15 BAS=[YR=1993] W7 N3 W5 S3 W28 S15 W11 S12 E40 FOP=[YR=1993] S9 E19 N9 W19 $ E27 N12 W16 N15 $ S15 E15 N15 $.

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	0940	SHEDS/PORT	0	100	15	15	225.00	SF	20.10	20.10	100	1980	1980	3	20	905	
2	0350	CARPORT WD	0	100	26	26	676.00	SF	13.00	13.00	100	1980	1980	3	20	1,758	

LAND DESCRIPTION

TOTAL OB/XF 2,663

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	3.10	AC		1.00	1.00	0.85	80,000.00	68,000.00	210,800							

REVIEW DATE 09/21/2017 BY SBX Total Acres: 3.10 Total Land Value: 210,800 Market: 0 Agricultural: 0 Common: 210,800 PRINTED 08/02/2023 BY SYS