

PT OF LOT 53
IN OR 1541/813
HAVEN FOREST S/D OR 110/537

WILLIAMS LARRY SHELTON
87596 HAVEN ROAD
YULEE, FL 32097

2023

38-3N-27-4690-0053-0010



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 4															
Exterior Wall	12	CEDAR 100	0100	01	1,215	118.0000	106.50	129,398	1989	1989	0	0	0	16.50	83.50	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2009													Heated Area: 1057														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2009														
Interior Wall	05	DRYWALL 100																												
Interior Floo	12	HARDWOOD 60																												
Interior Floo	14	CARPET 40																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		2 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	2. 100																												
Units	0	0 100																												
Occupancy	00	NONE 100																												
Quality			03	Quality Level 03																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM																			MKT AREA			04								
NEIGHBORHOOD/LOC			4031.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	945	100	945	84,037																										
BAS	112	100	112	9,960																										
FOP	315	30	94	8,359																										
FSP	160	40	64	5,691																										
TOTALS			1,532			1,215			108,047																					
EXTRA FEATURES			87596 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	0810	CONCRETE A	0	100	18	20	360.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,392														
3	0810	CONCRETE A	0	100	0	0	620.00	SF	6.50	6.50	100	1995	1995	3	72	2,902														
4	0510	GARAGE WD-	0	100	18	20	360.00	SF	35.00	35.00	100	2011	2011	3	68	8,568														
5	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	2011	2011	3	68	17,136														
TOTAL OB/XF																		29,998												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	SFR	100		OR	0.00	0.00	0.85	AC		1.00	1.00	1.00	80,000.00	80,000.00	68,000													
REVIEW DATE 03/17/2022 BY NWA Total Acres: 0.85 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 08/02/2023 BY SYS																														