

LOTS 54 & 55
IN OR 2601/250
HAVEN FOREST S/D OR 110/537

FOSTER FAMILY TRUST/FOSTER ROBERT E TRUSTEE
87601 LENTS ROAD
YULEE, FL 32097

2023

38-3N-27-4690-0054-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 90								0100	01	2,179	105.1540	94.90	206,787	1998	2003	0	0	0	9.75	90.25																	
Exterior Wall	20	FACE BRICK 10								2 SINGLE FAM - 100% - 1999										Heated Area: 1755										HX Base Yr 1999									
Roof Structur	03	GABLE/HIP 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 80																																					
Interior Floo	08	SHT VINYL 20																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	3	100																																					
Bathrooms	2.5	100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units	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	1,755	100	1,755	150,311																																			
FGR	493	55	271	23,210																																			
FOP	196	30	59	5,053																																			
FSP	236	40	94	8,051																																			
TOTALS		2,680	2,179	186,625																																			
EXTRA FEATURES					87601 LENTS 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	0	0	256.00	SF	6.50	6.50	100	2000	2000	3	80	1,331																							
2	0861	POOL GUNIT	0	100	26	13	338.00	SF	85.00	85.00	100	2022	2022	3	100	28,730																							
3	0911	SCRN RM A	0	100	28	43	1,204.00	SF	17.50	17.50	100	2022	2022	3	100	21,070																							
4	0855	CONC PAVER	0	100	0	0	866.00	SF	10.00	10.00	100	2022	2022	3	100	8,660																							
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000																							
6	0462	ST/AL FNC	0	100	0	0	1,056.00	SF	10.00	10.00	100	2022	2022	3	100	10,560																							
7	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	100	900																							
TOTAL OB/XF																		73,251																					
LAND DESCRIPTION																		TOTAL OB/XF										73,251											
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	2.74	AC		1.00	1.00	0.85	80,000.00	68,000.00	186,320																						
REVIEW DATE 11/30/2022 BY NW Total Acres: 2.74 Total Land Value: 186,320 Market: 0 Agricultural: 0 Common: 186,320 PRINTED 08/02/2023 BY SYS																																							

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/0250	10/26/2022	WD U	I	11		100

GRANTOR: FOSTER ROBERT E & JEN
GRANTEE: FOSTER FAMILY TRUST
1228/0307 5/06/2004 WD U I 07 100
GRANTOR: FOSTER BILLY B & LORE
GRANTEE: FOSTER ROBERT E & J

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1998] W43 BAS=[YR=1998] N10 W26 S17 FGR=[YR=1998] S22 E22 N12 E3 N3 W3 N7 W22\$ E22 S7 E3 S3 W3 S9 E7 S6
FOP=[YR=1998] S7 E28 N7 W28\$ E28 S8 D3 R3 E6 U3 R3 N34 W29 U2 L2 W7 D2 L2 U3 L3 N3 \$ S3 D3 R3 U2 R2 E7 D2 R2 E29 N6\$.

FOSTER FAMILY TRUST/FOSTER ROBERT E TRUSTEE
87601 LENTS ROAD
YULEE, FL 32097

38-3N-27-4690-0054-0000

[illegible]