LOT 7
IN OR 1607/1311
HAVEN FOREST S/D OR 110/537

LAWRENCE HOPE R/LAWRENCE LINDA JEAN ET AL
87591 HAVEN ROAD
YULEE, FL 32097

2024

38-3N-27-4690-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 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	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
BUD8 Adjustme	04	DIST 01 100
Quality	01	Quality Level 01

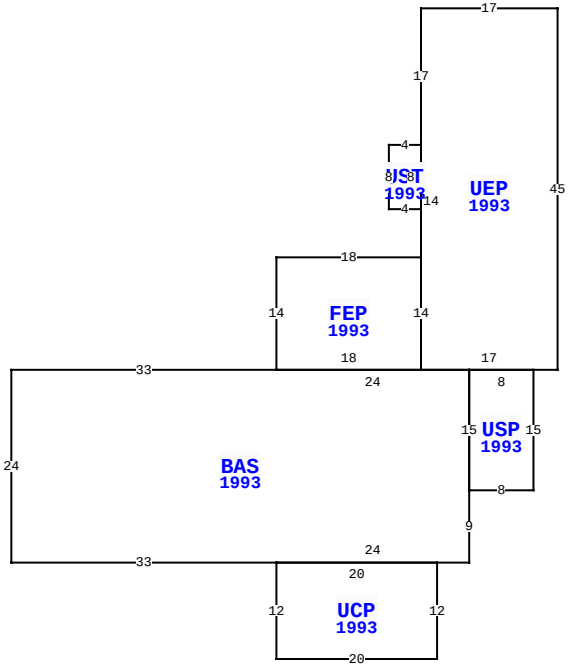
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	17,381
FEP	252	85	214	2,719
UCP	240	20	48	610
UEP	765	70	536	6,810
USP	120	50	60	762
UST	32	55	18	229
TOTALS	2,777		2,244	28,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,244	60.5000	42.35	95,033	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2009 Heated Area: 1582 HX Base Yr 2009



87591 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		28,510
TOTAL MARKET OB/XF VALUE		2,406
TOTAL LAND VALUE - MARKET		112,800
TOTAL MARKET VALUE		143,716
SOH/AGL Deduction		87,768
ASSESSED VALUE		55,948
TOTAL EXEMPTION VALUE	HX HB DX	35,948
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		143,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3134	N/A	10,600	01/02/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1607/1311	9/18/2008	QC	U	I	01	100
GRANTOR: LAWRENCE LYNDA JEAN &						
GRANTEE: LAWRENCE LYNDA JEAN						
1585/1547	9/18/2008	QC	U	I	01	100
GRANTOR: LAWRENCE LYNDA J & BO						
GRANTEE: LAWRENCE LYNDA J ET						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W17 S17 UST=[YR=1993] W4 S8 E4 N8$ S14 FEP=[YR=1993] W18 S14 BAS=[YR=1993] W33 S24 E33 UCP=[YR=1993] S12 E20 N12 W20$ E24 N9 USP=[YR=1993] E8 N15 W8 S15$ N15 W24 $ E18 N14$ S14 E17 N45$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0861	POOL GUNIT	0	100	12	30	360.00	SF	8.50	8.50	100	1986	1986	3	20	612	
3	0845	KOOL DECK	0	100	0	0	408.00	SF	0.73	0.73	100	1986	1986	3	49.5	146	
4	0877	JACUZZI	0	100	0	0	1.00	UT	100.00	100.00	100	1986	1986	3	20	20	

LAND DESCRIPTION

TOTAL OB/XF 2,406

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	1.41	AC		1.00	1.00	1.00	80,000.00	80,000.00	112,800							

REVIEW DATE 01/02/2020 BY NWA Total Acres: 1.41 Total Land Value: 112,800 Market: 0 Agricultural: 0 Common: 112,800 PRINTED 08/06/2024 BY SYS