LOT 9 IN OR 1924/280 & ESMT IN
OR 297/361
HAVEN FOREST S/D OR 110/538

HODGES ALAN F
97304 WATER OAK ROAD
YULEE, FL 32097

2024

38-3N-27-4690-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	04	Quality Level 04

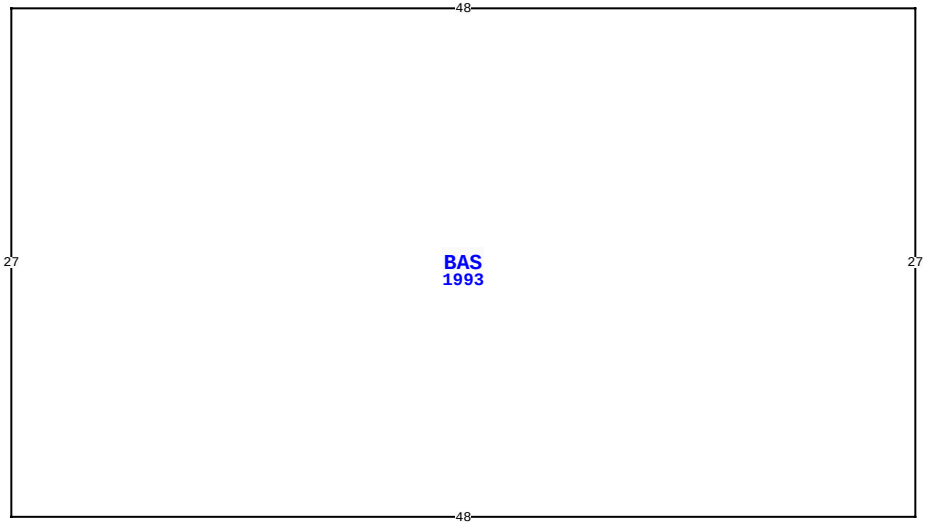
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	35,327
TOTALS	1,296		1,296	35,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,296	129.8000	90.86	117,755	1987	1995	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1296 HX Base Yr



87521 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	35,326
TOTAL MARKET OB/XF VALUE	3,055
TOTAL LAND VALUE - MARKET	121,600
TOTAL MARKET VALUE	159,981
SOH/AGL Deduction	71,532
ASSESSED VALUE	88,449
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,449
TOTAL JUST VALUE	159,981
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631761	CARPORT	8,035	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1924/0280	6/24/2014	WD	Q	I	01	75,000
GRANTOR: LAW COBY L						
GRANTEE: HODGES ALAN F						
1910/0262	3/31/2014	WD	Q	I	01	58,100
GRANTOR: HALDEMAN PAUL A JR						
GRANTEE: LAW CODY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S27 E48 N27 $.

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	0351	CARPORT MT	0	0	20	18	360.00	SF	6.70	6.70	100	2014	2014	3	65	1,568	
2	0351	CARPORT MT	0	0	30	10	300.00	SF	6.70	6.70	100	2016	2016	3	74	1,487	

LAND DESCRIPTION

TOTAL OB/XF 3,055

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	0		OR	0.00	0.00	1.52	AC		1.00	1.00	1.00	80,000.00	80,000.00	121,600							

REVIEW DATE 11/27/2019 BY KWA Total Acres: 1.52 Total Land Value: 121,600 Market: 0 Agricultural: 0 Common: 121,600 PRINTED 08/06/2024 BY SYS