

ZUTELL PAMELA J
87471 HAVEN RD
YULEE, FL 32097

38-3N-27-4690-0011-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																	
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD																		
Exterior Wall	05	0800	02	1,512	117.2000	87.90	132,905	2001	2001	0	0	0	52.00	48.00	Tax Group: 4					Tax Dist:																	
Roof Structur	03	1 M/H 94+ - 100% - 2014												Heated Area: 1512												HX Base Yr 2014											
Roof Cover	05	27 -56 BAS 2001 -56 27												BUILDING MARKET VALUE												63,794											
Interior Wall	05													TOTAL MARKET OB/XF VALUE												3,404											
Interior Floo	14													TOTAL LAND VALUE - MARKET												121,600											
Interior Floo	08													TOTAL MARKET VALUE												188,798											
Air Condition	03													SOH/AGL Deduction												106,423											
Heating Type	04													ASSESSED VALUE												82,375											
Bedrooms														TOTAL EXEMPTION VALUE												HX HB 50,000											
Bathrooms														BASE TAXABLE VALUE												32,375											
Frame	02													TOTAL JUST VALUE												188,798											
Stories	1.													NCON VALUE												0											
Units	0	INCOME VALUE																																			
BUD8 Adjustme	04	PREVIOUS YEAR MKT VALUE												187,093																							
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	1,512	100	1,512	63,794																																	
TOTALS										1,512	1,512					63,794																					
EXTRA FEATURES										87471 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	0940	SHEDS/PORT	0 100	10	10	100.00	SF	20.10	20.10	100	1985	1985	3	20	402																						
2	0940	SHEDS/PORT	0 100	9	10	90.00	SF	20.10	20.10	100	1985	1985	3	20	362																						
3	0681	POLE SHED	0 100	19	16	304.00	SF	15.00	15.00	100	2001	2001	3	29	1,322																						
4	0940	SHEDS/PORT	0 100	19	8	152.00	SF	30.00	30.00	100	2001	2001	3	20	912																						
5	0751	UOP	0 100	12	10	120.00	SF	10.00	10.00	100	1998	1998	3	26	312																						
6	0879	FISH POOL	0 100	8	4	32.00	SF	14.00	14.00	100	1998	1998	3	21	94																						
LAND DESCRIPTION																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	1.52	AC		1.00	1.00	1.00	80,000.00	80,000.00	121,600																				
REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.52 Total Land Value: 121,600 Market: 0 Agricultural: 0 Common: 121,600 PRINTED 08/06/2024 BY SYS																																					