LOTS 12 & 13
IN OR 2583/1566
HAVEN FOREST S/D OR 110/537

STEWARD LARRY & MELANIE
87441 HAVEN ROAD
YULEE, FL 32097

2024

38-3N-27-4690-0012-0000

BUILDING CHARACTERISTICS

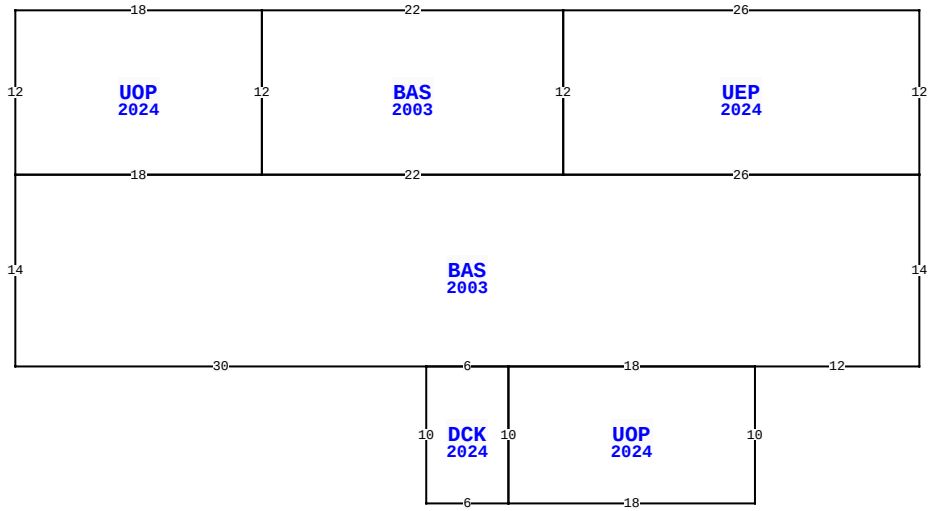
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	26	AL SIDING 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	264	100	264	4,673
BAS	924	100	924	16,355
DCK	60	15	9	159
UEP	312	70	218	3,859
UOP	180	25	45	797
UOP	216	25	54	956
TOTALS	1,956		1,514	26,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,514	84.2800	59.00	89,326	1982	1985	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2024 Heated Area: 1188 HX Base Yr 2024



87441 HAVEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		26,798
TOTAL MARKET OB/XF VALUE		23,485
TOTAL LAND VALUE - MARKET		206,720
TOTAL MARKET VALUE		257,003
SOH/AGL Deduction		0
ASSESSED VALUE		257,003
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,003
TOTAL JUST VALUE		257,003
NCON VALUE		16,637
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,723

BLDG:2:4: 1982 LIBE (2004)
BLDG:2:3: RP: 12154514
BLDG:2:1: SW/MH/ID 10L15511 @ 87423 HAVEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P037174	NEW CONSTR	0	10/01/2003
MH034224	MH MOVE-ON	0	10/01/2003
8527	GARAGE	15,232	11/24/1992
6333	REMODEL	2,200	03/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/1566	8/11/2022	WD	Q	I	01	215,800
GRANTOR: TREVETT HARRY R						
GRANTEE: STEWARD LARRY & MEL						
2371/0712	6/26/2020	WD	Q	I	01	140,000
GRANTOR: DURANCE CATHERINE JEA						
GRANTEE: TREVETT HARRY R						

BUILDING NOTES

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	0510	GARAGE WD-	0	100	32	28	896.00	SF	35.00	35.00	100	1992	1992	3	20	6,272	
4	0680	POLE SHED	0	100	24	16	384.00	SF	7.50	7.50	100	1987	1987	3	20	576	
11	0510	GARAGE WD-	0	100	24	24	576.00	SF	26.25	26.25	100	2024	2000		28	4,234	
12	0680	POLE SHED	0	100	24	12	288.00	SF	5.00	5.00	100	2024	2000		28	403	
13	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1987		100	6,000	
14	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1987		100	6,000	

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W26 W22 W18 S14 E30 E6 E18 E12 N14 $
BAS=[YR=2003;ORIG=-26,0] N12 W22 S12 E22 $
UOP=[YR=2024;ORIG=-48,0] W18 N12 E18 S12 $
UEP=[YR=2024;ORIG=-26,-12] E26 S12 W26 N12 $
DCK=[YR=2024;ORIG=-36,14] E6 S10 W6 N10 $
UOP=[YR=2024;ORIG=-30,14] E18 S10 W18 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 23,485

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	3.04	AC		1.00	1.00	0.85	80,000.00	68,000.00	206,720							

REVIEW DATE 06/07/2024 BY KW Total Acres: 3.04 Total Land Value: 206,720 Market: 0 Agricultural: 0 Common: 206,720 PRINTED 08/06/2024 BY SYS