LOTS 24 & 25
IN OR 192/13
HAVEN FOREST S/D OR 110/537

FREEMAN CHERYL L/BUTLER ALVIN D III
87115 HAVEN RD
YULEE, FL 32097

2024

38-3N-27-4690-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

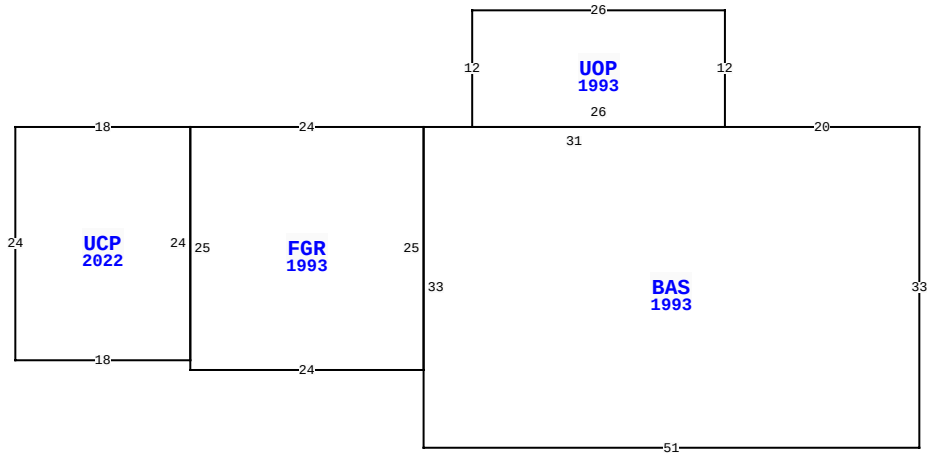
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,683	100	1,683	137,661
FGR	600	55	330	26,993
UCP	432	20	86	7,034
UOP	312	20	62	5,072
TOTALS	3,027		2,161	176,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,161	123.0000	116.85	252,513	1978	1983	0	0	0	30.00	70.00

1 SINGLE FAM – 50% - 2023 Heated Area: 1683 HX Base Yr 2023



87115 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		191,117
TOTAL MARKET OB/XF VALUE		9,010
TOTAL LAND VALUE - MARKET		243,200
TOTAL MARKET VALUE		443,327
SOH/AGL Deduction		0
ASSESSED VALUE		443,327
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		393,327
TOTAL JUST VALUE		443,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002570	GARAGE	25,868	02/15/2022
94709	CHNGE SRVC	0	10/01/1994
8117	MH MOVE-ON	16,000	04/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2560/1057	5/03/2022	FJ	U	I	19	100
GRANTOR: BUTLER ALVIN D JR EST						
GRANTEE: FREEMAN CHERYL L 50						
0114/0256	1/01/1971	TA	Q	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UOP=[YR=1993] N12 W26 S12 E26 $ W31
FGR=[YR=1993] W24 UCP=[YR=2022] W18 S24 E18 N24$ S25 E24 N25
$ S33 E51 N33 $.

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	50	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0812	CONCRETE C	0	50	0	0	2,584.00	SF	4.00	4.00	100	1985	1985	3	47	4,858	
3	0351	CARPORT MT	0	50	18	20	360.00	SF	6.70	6.70	100	2015	2015	3	70	1,688	
4	0810	CONCRETE A	0	50	0	0	192.00	SF	4.36	4.36	100	2022	2022	3	100	836	

LAND DESCRIPTION

TOTAL OB/XF 9,010

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	000100	C	SFR	50		OR	0.00	0.00	3.04	AC		1.00	1.00	1.00	80,000.00	80,000.00	243,200							

REVIEW DATE 06/27/2022 BY NW Total Acres: 3.04 Total Land Value: 243,200 Market: 0 Agricultural: 0 Common: 243,200 PRINTED 08/06/2024 BY SYS

LOTS 24 & 25
IN OR 192/13
HAVEN FOREST S/D OR 110/537

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

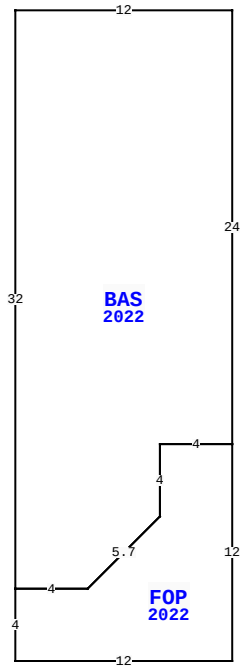
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	344	100	344	13,349
FOP	88	30	26	1,009
TOTALS	432		370	14,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	370	78.2100	39.10	14,467	2022	2022	0	0	0	0.75	99.25

2 ACCESORY U – 50% - 2023 Heated Area: 344 HX Base Yr 2023



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GRANTEE: FREEMAN CHERYL L 50						
0114/0256	1/01/1971	TA	Q	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 S32 FOP=[YR=2022] S4 E12 N12 W4 S4 L4 D4 W4$ E4 U4 R4 N4 E4 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/27/2022 BY NW Total Acres: 3.04 Total Land Value: 243,200 Market: 0 Agricultural: 0 Common: 243,200 PRINTED 08/06/2024 BY SYS