LOT 28 IN OR 567/199
HAVEN FOREST S/D OR 110/537
{1983 MANA DW/MH}

BUTLER DONALD EUGENE
PO BOX 1343
YULEE, FL 32041-1343

2024

38-3N-27-4690-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

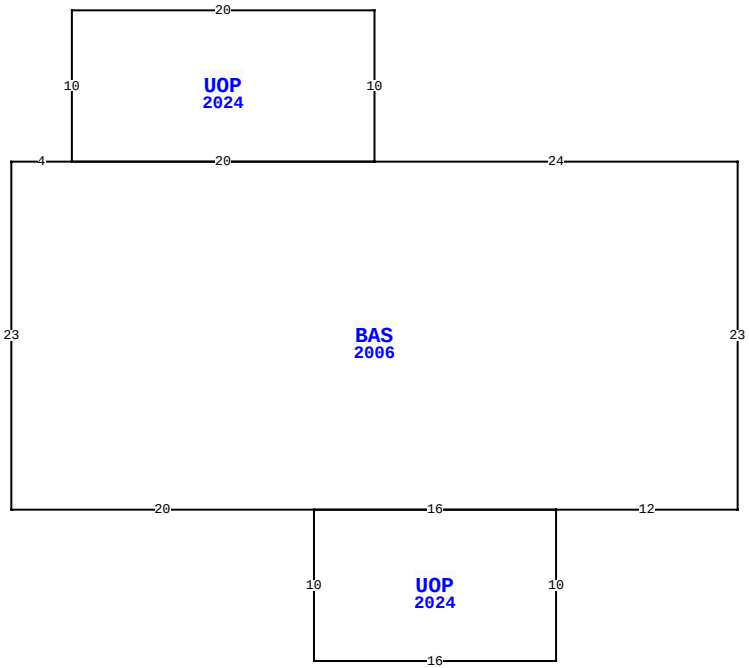
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,104	100	1,104	28,563
UOP	160	25	40	1,035
UOP	200	25	50	1,294
TOTALS	1,464		1,194	30,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,194	123.2000	86.24	102,971	1983	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2007 Heated Area: 1104 HX Base Yr 2007



87041 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		30,891
TOTAL MARKET OB/XF VALUE		10,857
TOTAL LAND VALUE - MARKET		121,600
TOTAL MARKET VALUE		163,348
SOH/AGL Deduction		94,029
ASSESSED VALUE		69,319
TOTAL EXEMPTION VALUE	HX HB	44,319
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		163,348
NCON VALUE		3,234
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,501

MOST OF THE POLE SHEDS ATTACHED TO GR/UT
BLDG:1:4: 1983 MANA / ASSESSED 2007.
BLDG:1:2: RP: 12352225 & 12352221
BLDG:1:1: DWMH/ID# 063850S8101(A&B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7940	TEMP POLE	0	01/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0567/0199	4/06/1989	WD	U	V	01	100

GRANTOR: BUTLER ALVIN & JEANT
GRANTEE: BUTLER DONALD E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=-28,4] W20 W4 S23 E20 E16 E12 N23 W24 $
UOP=[YR=2024;ORIG=-32,27] E16 S10 W16 N10 $
UOP=[YR=2024;ORIG=-48,4] E20 N10 W20 S10 $
.

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	0680	POLE SHED	0	100	10	26	260.00	SF	10.00	10.00	100	1987	1987	3	20	520	
2	0510	GARAGE WD-	0	100	22	26	572.00	SF	35.00	35.00	100	1987	1987	3	20	4,004	
3	0681	POLE SHED	0	100	18	24	432.00	SF	9.00	9.00	100	1992	1992	3	20	778	
4	0351	CARPORT MT	0	100	25	18	450.00	SF	5.60	5.60	100	2005	2005	3	24	605	
5	0681	POLE SHED	0	100	22	10	220.00	SF	15.00	15.00	100	2024	2008		52	1,716	
6	0681	POLE SHED	0	100	22	10	220.00	SF	15.00	15.00	100	2024	2022		98	3,234	

LAND DESCRIPTION

TOTAL OB/XF 10,857

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	1.52	AC		1.00	1.00	1.00	80,000.00	80,000.00	121,600							

REVIEW DATE 04/22/2024 BY KWA Total Acres: 1.52 Total Land Value: 121,600 Market: 0 Agricultural: 0 Common: 121,600 PRINTED 08/06/2024 BY SYS