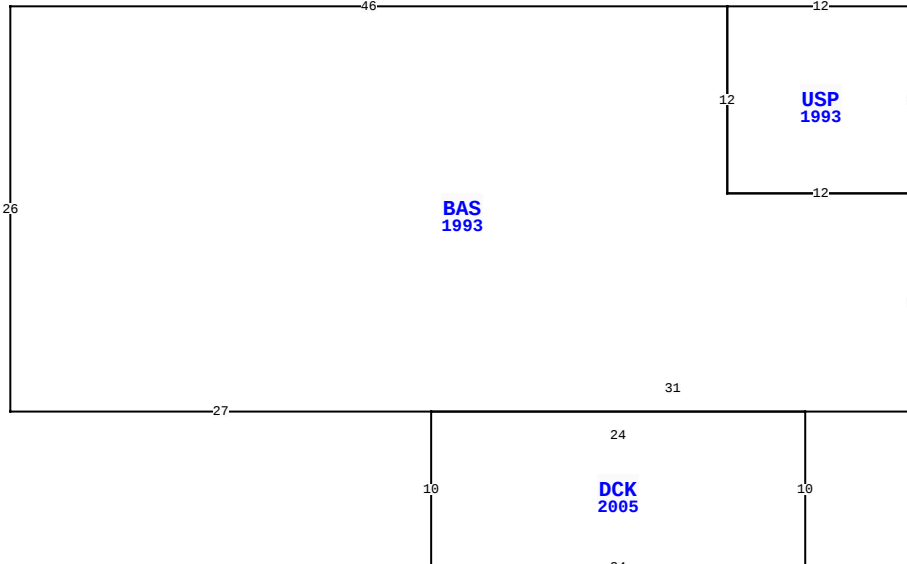


MORGAN DONNA FARRIS
87278 HAVEN ROAD
YULEE, FL 32097

2024



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																	
Exterior Wall	05	AVERAGE 100								0820	02	1,472	114.0000	79.80	117,466	1985	1990	0	0	70.00	30.00																		
Roof Structure	03	GABLE/HIP 100								1 M/H 93- - 100% - 0										Heated Area: 1364										HX Base Yr									
Roof Cover	01	MINIMUM 100																																					
Interior Wall	04	PLYWOOD 100																																					
Interior Floor	08	SHT VINYL 50																																					
Interior Floor	14	CARPET 50																																					
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		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	1,364	100	1,364	32,654																																			
DCK	240	15	36	862																																			
USP	144	50	72	1,724																																			
TOTALS		1,748		1,472		35,240																																	
EXTRA FEATURES										87278 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	0681	POLE SHED	0 100	20	10	200.00	SF	15.00	15.00	100	1995	1995	3	23	690																								
2	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1995	1995	3	20	384																								
LAND DESCRIPTION										TOTAL OB/XF										1,074																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	120.00	364.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800																						
REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/06/2024 BY SYS																																							