LOTS 51 & 52
IN OR 1988/704
HAVEN FOREST S/D OR 110/537

HOOD DUANE E & PAULA A
87556 HAVEN RD
YULEE, FL 32097

2024

38-3N-27-4690-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

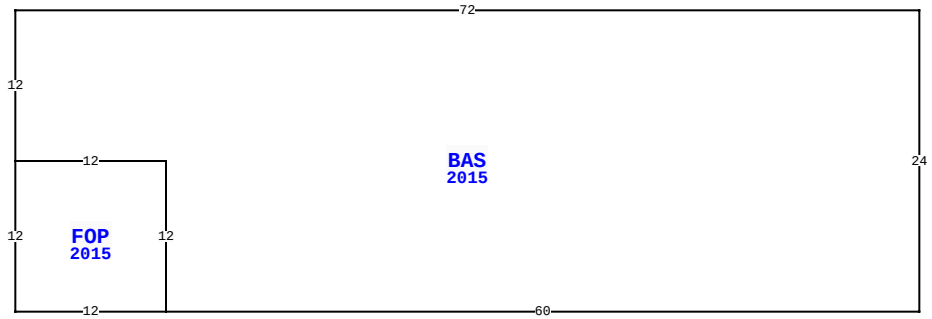
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,584	100	1,584	51,227
FOP	144	30	43	1,391
TOTALS	1,728		1,627	52,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,627	123.2000	92.40	150,335	1996	1996	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2016 Heated Area: 1584 HX Base Yr 2016



BLD DATE	10/27/2015	KK	LGL DATE	
XF DATE			LAND DATE	06/20/2023 MLU
INC DATE			AG DATE	

87556 HAVEN RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		52,617
TOTAL MARKET OB/XF VALUE		58,781
TOTAL LAND VALUE - MARKET		216,240
TOTAL MARKET VALUE		327,638
SOH/AGL Deduction		168,433
ASSESSED VALUE		159,205
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,205
TOTAL JUST VALUE		327,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531230	MOD MTL DET. GRG.	72,794	10/01/2015
971612	MH MOVE-ON	0	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1988/0704	6/26/2015	QC	U	I	11	100
GRANTOR: HOOD VERNON E						
GRANTEE: HOOD DUANE E & PAUL						
0516/0113	4/27/1987	WD	U	I		23,000
GRANTOR: KENNISON JOHN WESLEY						
GRANTEE: HOOD VERNON & SANDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W72 S12 FOP=[YR=2015] S12 E12 N12 W12$ E12 S12 E60 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
1	0681	POLE SHED	0	100	20	16	320.00	SF	15.00	15.00	100	1997	1997	3	25	1,200	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1990	1990	3	20	1,152	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2010	2010	3	45	2,700	
4	0510	GARAGE WD-	0	100	60	28	1,680.00	SF	35.00	35.00	100	2015	2015	3	78	45,864	
5	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2015	2015	3	70	3,780	
6	0812	CONCRETE C	0	100	0	0	1,075.00	SF	4.00	4.00	100	2015	2015	3	95	4,085	

LAND DESCRIPTION

TOTAL OB/XF 58,781

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	3.18	AC		1.00	1.00	0.85	80,000.00	68,000.00	216,240							

REVIEW DATE 07/08/2020 BY NWA Total Acres: 3.18 Total Land Value: 216,240 Market: 0 Agricultural: 0 Common: 216,240 PRINTED 08/06/2024 BY SYS