LOT 58
IN OR 852/523
HAVEN FOREST S/D OR 110/537

BENNETT MARY E
87758 HAVEN RD
YULEE, FL 32097-2315

2024

38-3N-27-4690-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

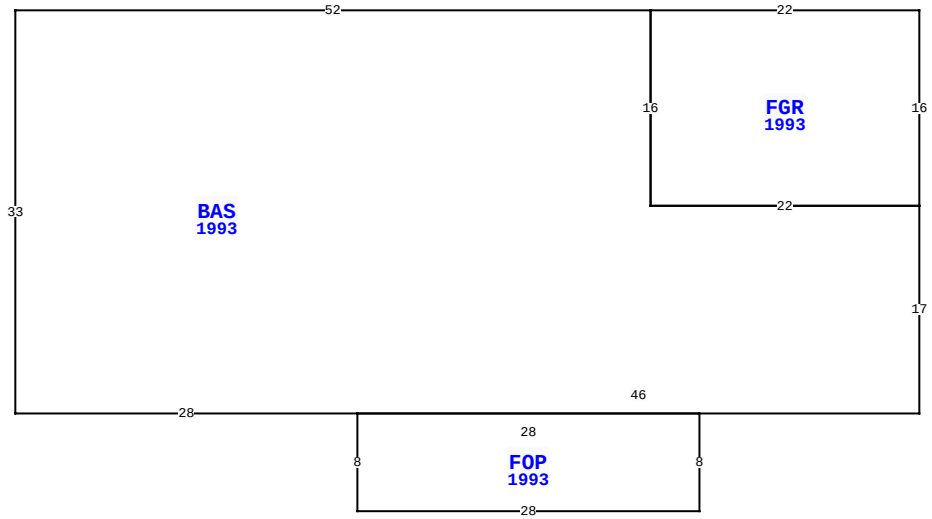
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,090	100	2,090	159,974
FGR	352	55	194	14,849
FOP	224	30	67	5,129
TOTALS	2,666		2,351	179,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,351	107.0000	101.65	238,979	1989	1989	0	0	0	24.70	75.30

1 SINGLE FAM – 100% - 1999 Heated Area: 2090 HX Base Yr 1999



87758 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		179,951
TOTAL MARKET OB/XF VALUE		1,606
TOTAL LAND VALUE - MARKET		90,400
TOTAL MARKET VALUE		271,957
SOH/AGL Deduction		131,485
ASSESSED VALUE		140,472
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		85,472
TOTAL JUST VALUE		271,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003382	OTHER	8,144	03/29/2021
2909	H/AC	2,400	02/10/1989
3345	NEW CONSTR	0	01/03/1989
5398	NEW CONSTR	61,470	12/27/1988
5599	NEW CONSTR	1,800	12/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0852/0523	10/14/1998	WD	Q	I		120,000
GRANTOR: MONTGOMERY LARRY JR &						
GRANTEE: BENNETT DONALD SR &						
0320/0704	9/01/1980	WD	Q	V		4,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] W52 S33 E28 FOP=[YR=1993] S8 E28 N8 W28 $ E46 N17 W22 N16 $ S16 E22 N16 $.

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	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50	6.50	100	1987	1987	3	52	946	
2	0810	CONCRETE A	0	100	18	6	108.00	SF	6.50	6.50	100	1989	1989	3	57	400	
3	0351	CARPORT MT	0	100	20	13	260.00	SF	5.00	5.00	100	1985	1985	3	20	260	

LAND DESCRIPTION

TOTAL OB/XF 1,606

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	100		OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	80,000.00	80,000.00	90,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.13 Total Land Value: 90,400 Market: 0 Agricultural: 0 Common: 90,400 PRINTED 08/06/2024 BY SYS