

LOTS 12 & 13
IN OR 2583/1566
HAVEN FOREST S/D OR 110/537

STEWARD LARRY & MELANIE
87441 HAVEN ROAD
YULEE, FL 32097

2025

38-3N-27-4690-0012-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 80			
Exterior Wall	26	AL SIDING 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	02	3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	02	Quality Level 02			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100	2003	264	5,340
BAS	924	100	2003	924	18,689
DCK	60	15	2024	9	182
UEP	312	70	2024	218	4,409
UOP	180	25	2024	45	910
UOP	216	25	2024	54	1,092
TOTALS	1,956			1,514	30,622

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,514	84.2800	67.42	102,074	1982	1985	0	0	0 70.00	30.00

2 M/H 93- - 100% - 2024

Heated Area: 1188

HX Base Yr 2024

18

12

UOP
2024

22

12

BAS
2003

26

12

UEP
2024

18

14

BAS
2003

30

10

DCK
2024

6

10

UOP
2024

18

10

12

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025

MLU