LOTS 18,19,20 & 21 IN
OR 416/98 (EX PT IN
OR 646/615)

FREEMAN KENNETH FOSTER
87269 HAVEN ROAD
YULEE, FL 32097-7653

2025

38-3N-27-4690-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
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

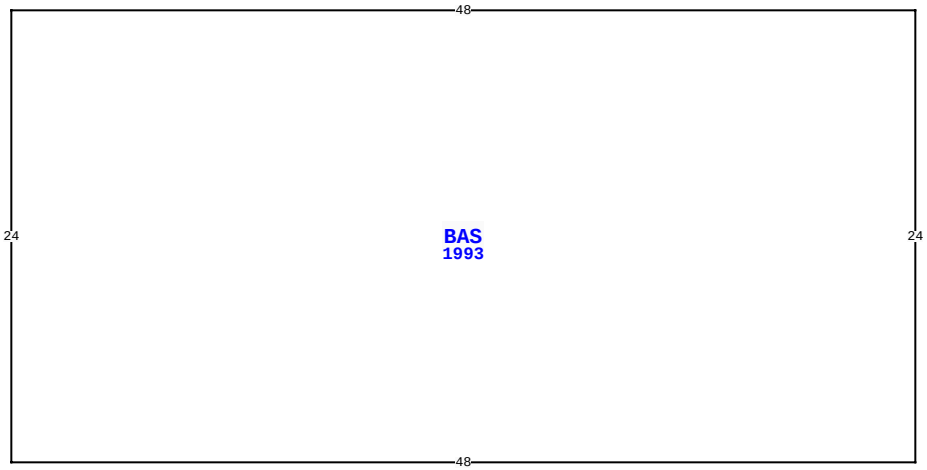
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	29,915
TOTALS	1,152			1,152	29,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	108.2000	86.56	99,717	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1152 HX Base Yr 1985



87269 HAVEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		35,360
TOTAL MARKET OB/XF VALUE		6,376
TOTAL LAND VALUE - MARKET		250,538
TOTAL MARKET VALUE		292,274
SOH/AGL Deduction		222,780
ASSESSED VALUE		69,494
TOTAL EXEMPTION VALUE	HX HB	44,494
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		292,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0416/0098	3/01/1984	WD	U	I		42,000
GRANTOR:						
GRANTEE:						
0335/0686	4/01/1981	WD	Q	V		22,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 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	0200	BARN WD 0-	0	100	0	0	1,000.00	SF	20.00	20.00	100	1985	1985	3	20	4,000	
2	0940	SHEDS/PORT	0	100	10	28	280.00	SF	20.10	20.10	100	1980	1980	3	20	1,126	
3	0570	JUNK HOUSE	0	100	0	0	1.00	UT	2,500.00	2,500.00	50	1981	1981	3	50	1,250	

LAND DESCRIPTION

TOTAL OB/XF 6,376

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	RES	100		OR	0.00	0.00	2.56	AC		1.00	1.00	0.65	85,000.00	55,250.00	141,440							
2	000100	C	RES	100		OR	0.00	0.00	1.51	AC		1.00	1.00	0.85	85,000.00	72,250.00	109,098							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.07 Total Land Value: 250,538 Market: 0 Agricultural: 0 Common: 250,538 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

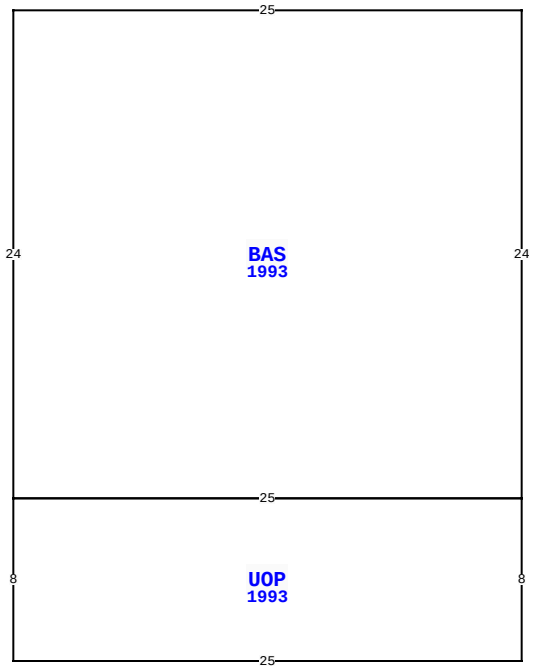
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	4,950
UOP	200	30	1993	60	495
TOTALS	800			660	5,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	660	63.4788	16.50	10,890	1992	1992	0	0	0	50.00	50.00

2 BARNS – 100% - 0 Heated Area: 600 HX Base Yr 1985



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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S24 UOP=[YR=1993] S8 E25 N8 W25$ E25 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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