PT OF LOTS 20 & 21
IN OR 1556/1619
HAVEN FOREST S/D OR 110/537

TEASTER METTS DONNA FREEMAN
87002 RADDIN RD
YULEE, FL 32097

2025

38-3N-27-4690-0020-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

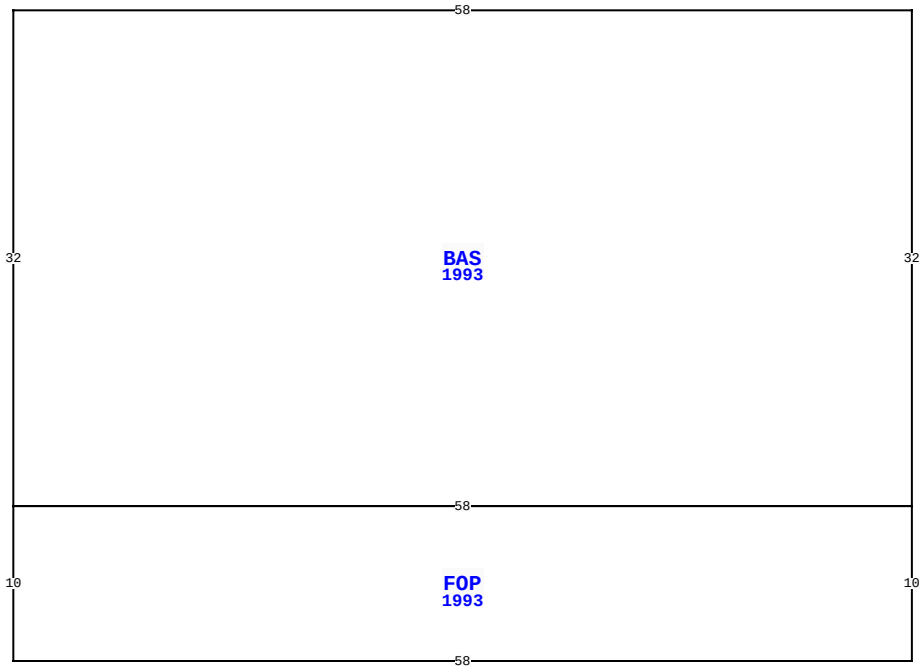
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1993	1,856	179,777
FOP	580	30	1993	174	16,854
TOTALS	2,436			2,030	196,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,030	113.2880	113.29	229,979	1993	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 0% - 0 Heated Area: 1856 HX Base Yr



87237 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	196,632
TOTAL MARKET OB/XF VALUE	1,875
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	326,007
SOH/AGL Deduction	66,111
ASSESSED VALUE	259,896
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,896
TOTAL JUST VALUE	326,007
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,758

9/2017KW: MISC APSHLT DRIVEWAY = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7721	NEW CONSTR	69,890	12/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/1619	3/20/2008	QC	Q	I	01	100
GRANTOR: METTS DAVID W						
GRANTEE: METTS DAVID W & DON						
0646/0615	1/14/1992	WD	U	V	10	100
GRANTOR: FREEMAN KENNETH F						
GRANTEE: METTS DAVID W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S32 FOP=[YR=1993] S10 E58 N10 W58$ E58 N32$.

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	0	25	25	625.00	SF	15.00	15.00	100	1990	1990	3	20	1,875	

LAND DESCRIPTION

TOTAL OB/XF 1,875

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	0		OR	255.00	342.00	2.00	AC		1.00	1.00	0.75	85,000.00	63,750.00	127,500							

REVIEW DATE 04/23/2024 BY KWA Total Acres: 2.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS