

LOT 29
IN OR 691/660
HAVEN FOREST S/D OR 110/537

BATTLES TOMMY D III & PAMELA J
87465 ROSES BLUFF ROAD
YULEE, FL 32097

2025

38-3N-27-4690-0029-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	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	YEAR
BAS	1,680	100	1993
TOTALS	1,680		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,680	85.2000	68.16	114,509	1993	2000		0	0	56.00	44.00	
1 M/H 93- - 100% - 0 Heated Area: 1680 HX Base Yr													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,680	100	1993	1,680	50,384								
TOTALS	1,680			1,680	50,384								

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4	Tax Dist:				
BUILDING MARKET VALUE	50,384				
TOTAL MARKET OB/XF VALUE	12,433				
TOTAL LAND VALUE - MARKET	129,200				
TOTAL MARKET VALUE	192,017				
SOH/AGL Deduction	113,032				
ASSESSED VALUE	78,985				
TOTAL EXEMPTION VALUE	50,722				
BASE TAXABLE VALUE	28,263				
TOTAL JUST VALUE	192,017				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	180,555				
1993 DW/MH VIN: D36022(A/B)					
R583350 & R583351					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0691/0660	10/29/1993	QC	U	I	07	100
GRANTOR: BATTLES TOMMY D JR						
GRANTEE: BATTLES TOMMY III &						
0690/1383	10/20/1993	QC	Q	I	06	100
GRANTOR: BATTLES TOMMY D JR						
GRANTEE: BATTLES TOMMY D III						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W60 S28 E60 N28 \$.	

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
1	0200	BARN WD 0-	0	100	30	36			20.00	100	1985	1985	3	20	4,320	
2	0810	CONCRETE A	0	100	14	22	SF	6.50	6.50	100	1980	1980	3	30	601	
3	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
4	0681	POLE SHED	0	100	20	26	SF	15.00	15.00	100	2024	201		64	4,992	
TOTAL OB/XF 12,433																

LAND DESCRIPTION														TOTAL OB/XF 12,433										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
1	000100	C	RES	100		OR	0.00	0.00	1.52	AC		1.00	1.00	1.00	85,000.00	85,000.00	129,200							