LOT 35 & PT LOT 36 IN
OR 759/1310
HAVEN FOREST S/D OR 110/537

BONACCHI LORENZO J & JULIA V
87028 LORENZO LANE
YULEE, FL 32097

**2025**

**38-3N-27-4690-0035-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

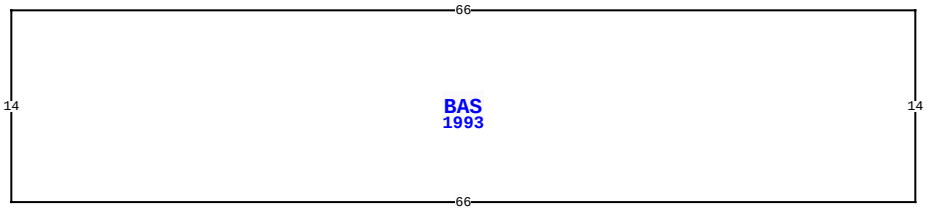
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | 1993 | 924 | 24,571 |
| TOTALS | 924 | | | 924 | 24,571 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 924 | 110.8000 | 88.64 | 81,903 | 1990 | 1990 | 0 | 0 | 0 | 70.00 | 30.00 |

3 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr




87154 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 | 24,571 |
| TOTAL MARKET OB/XF VALUE | 160 |
| TOTAL LAND VALUE - MARKET | 120,658 |
| TOTAL MARKET VALUE | 145,389 |
| SOH/AGL Deduction | 45,480 |
| ASSESSED VALUE | 99,909 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 99,909 |
| TOTAL JUST VALUE | 145,389 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 135,220 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0759/1310 | 5/13/1996 | WD | Q | I | | 20,000 |

GRANTOR: MITCHELL BOBBY L & CL
GRANTEE: BONACCHI LORENZO &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14 $ .

## 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 | 1242 | WD DECK A | 0 | 0 | 8 | 10 | 80.00 | SF | 10.00 | 10.00 | 100 | 1991 | 1991 | 3 | 20 | 160 | |

## LAND DESCRIPTION

TOTAL OB/XF 160

| 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 | 0.00 | 0.00 | 1.67 | AC | | 1.00 | 1.00 | 0.85 | 85,000.00 | 72,250.00 | 120,658 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.67 Total Land Value: 120,658 Market: 0 Agricultural: 0 Common: 120,658 PRINTED 07/30/2025 BY SYS