LOTS 36,37 & 38 IN OR 1523/264
(EX PT IN OR 759/1310)
HAVEN FOREST S/D OR 110/537

MITCHELL CLARA S TRUST/MITCHELL CLARA S TRUSTEE
C/O CLARA S MITCHELL & DEBORAH, 87232 HAVEN ROAD
YULEE, FL 32097

2025

38-3N-27-4690-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

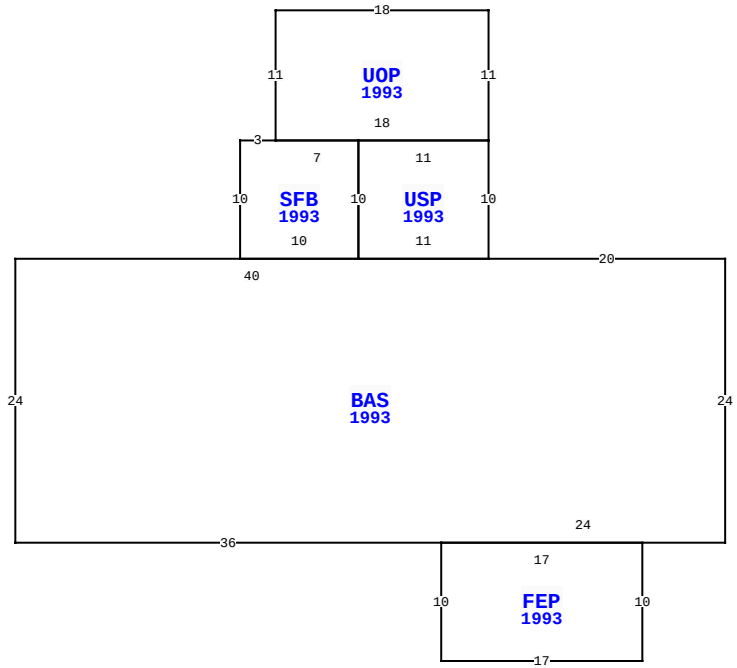
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	43,546
FEP	170	85	1993	144	4,355
SFB	100	80	1993	80	2,419
UOP	198	25	1993	50	1,512
USP	110	50	1993	55	1,663
TOTALS	2,018			1,769	53,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,769	126.0000	100.80	178,315	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1664 HX Base Yr 2006



87232 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		53,494
TOTAL MARKET OB/XF VALUE		25,292
TOTAL LAND VALUE - MARKET		231,030
TOTAL MARKET VALUE		309,816
SOH/AGL Deduction		182,575
ASSESSED VALUE		127,241
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		71,519
TOTAL JUST VALUE		309,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4896	CO ISSUED	0	01/01/2007
MH4896	MH MOVE-ON	0	01/01/2007
E18693	ELEC OTHER	0	01/01/2007
M12426	MECH OTHER	0	01/01/2007
P12062	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/0264	9/05/2007	WD	Q	I	01	100

GRANTOR: MITCHELL CLARA S
GRANTEE: MITCHELL CLARA S &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 USP=[YR=1993] N10 UOP=[YR=1993] N11 W18 S11 SFB=[YR=1993] W3 S10 E10 N10 W7$ E18$ W11 S10 E11$W40 S24 E36 FEP=[YR=1993] S10 E17 N10 W17$ E24 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	0350	CARPORT WD	0	100	12	23	276.00	SF	13.00	13.00	100	1985	1985	3	20	718	
2	0803	ASPHALT C	0	100	0	0	4,953.00	SF	1.20	1.20	100	1986	1986	3	50	2,972	
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	20.10	20.10	100	1987	1987	3	20	1,158	
4	0680	POLE SHED	0	100	30	13	390.00	SF	10.00	10.00	100	1985	1985	3	20	780	
5	0510	GARAGE WD-	0	100	24	36	864.00	SF	35.00	35.00	100	1975	1975	3	20	6,048	
6	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000	
7	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000	
8	0940	SHEDS/PORT	0	100	24	12	288.00	SF	24.00	24.00	100	1987	1987	3	20	1,382	
9	0810	CONCRETE A	0	100	4	36	144.00	SF	6.50	6.50	100	1975	1975	3	25	234	

LAND DESCRIPTION

TOTAL OB/XF 25,292

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	4.53	AC		1.00	1.00	0.60	85,000.00	51,000.00	231,030							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.53 Total Land Value: 231,030 Market: 0 Agricultural: 0 Common: 231,030 PRINTED 07/30/2025 BY SYS