LOTS 39 & 40 IN OR 2227/1660
(EX ESMT IN OR 1493/1521 &
EX UTIL ESMT'S IN OR 1535/1600

DUBE STEVEN P REVOCABLE TRUST/DUBE STEVEN PAUL TRU
PO BOX 15907
FERNANDINA BEACH, FL 32034

2025

38-3N-27-4690-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

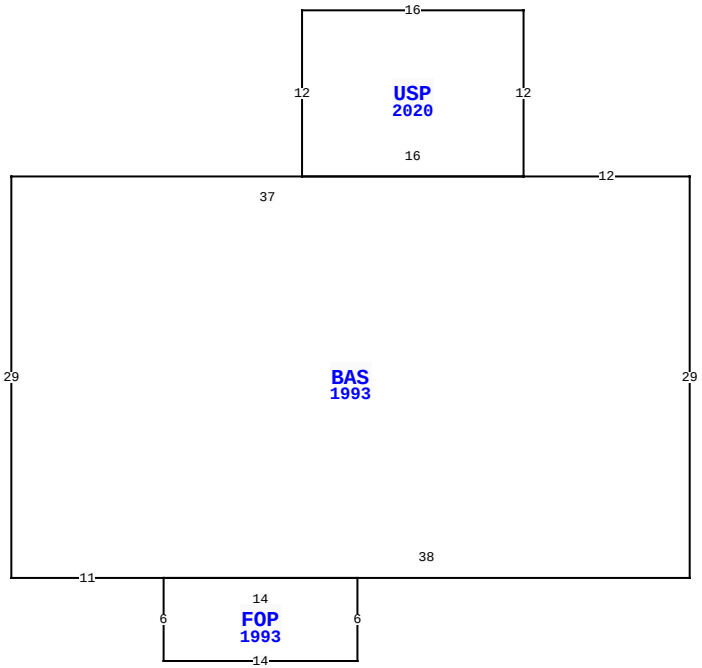
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100	1993	1,421	122,019
FOP	84	30	1993	25	2,147
USP	192	30	2020	58	4,980
TOTALS	1,697			1,504	129,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,504	124.9908	124.99	187,985	1978	1978	0	0	0	31.30	68.70

1 SINGLE FAM – 100% - 2019 Heated Area: 1421 HX Base Yr 2019



87258 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		145,260
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		87,550
TOTAL MARKET VALUE		234,210
SOH/AGL Deduction		89,052
ASSESSED VALUE		145,158
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		44,436
TOTAL JUST VALUE		234,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009969	GARAGE	36,225	12/09/2019
E9804398	CHNGE SRVC	100	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2227/1660	10/02/2018	WD	Q	I	02	127,900
GRANTOR: FARRIS DONNA & EDWIN						
GRANTEE: DUBE STEVEN PAUL RE						
1945/1900	11/04/2014	FJ	U	I	11	100
GRANTOR: FARRIS VIVIAN I ESTAT						
GRANTEE: FARRIS DONNA ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 USP=[YR=2020] N12 W16 S12 E16$ W37 S29 E11
FOP=[YR=1993] S6E14 N6W14$ E38 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	150.00	300.00	1.03	AC		1.00	1.00	1.00	85,000.00	85,000.00	87,550							

REVIEW DATE 12/15/2020 BY NW Total Acres: 1.03 Total Land Value: 87,550 Market: 0 Agricultural: 0 Common: 87,550 PRINTED 07/30/2025 BY SYS

LOTS 39 & 40 IN OR 2227/1660
(EX ESMT IN OR 1493/1521 &
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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

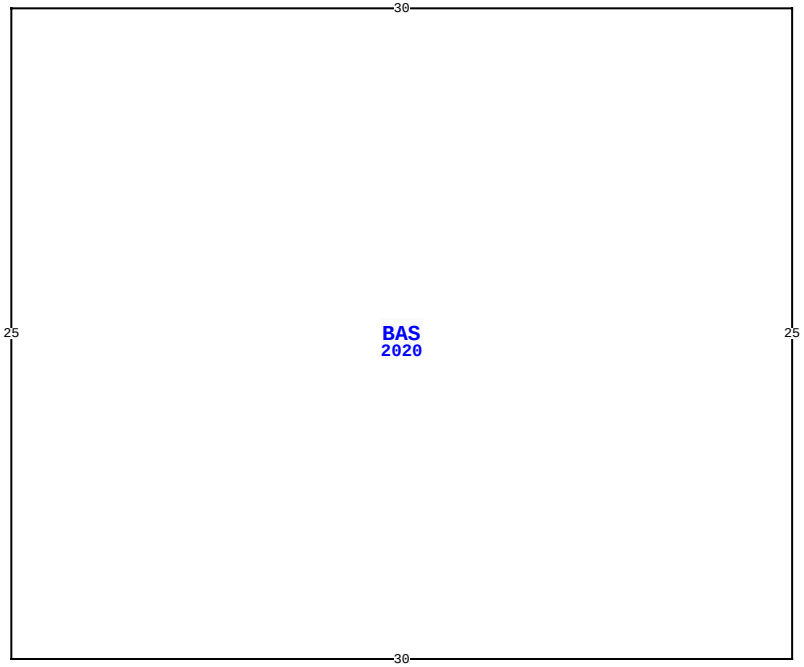
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	2020	750	16,114
TOTALS	750			750	16,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	750	60.5000	22.38	16,785	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2019 Heated Area: 750 HX Base Yr 2019



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: FARRIS VIVIAN I ESTAT						
GRANTEE: FARRIS DONNA ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S25 E30 N25$.

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

REVIEW DATE 12/15/2020 BY NW Total Acres: 1.03 Total Land Value: 87,550 Market: 0 Agricultural: 0 Common: 87,550 PRINTED 07/30/2025 BY SYS