PT OF LOTS 39 & 40
IN OR 2292/388
HAVEN FOREST S/D OR 110/537

VALENCIA BEATRIZ S
87270 HAVEN RD
YULEE, FL 32097

2025

38-3N-27-4690-0039-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

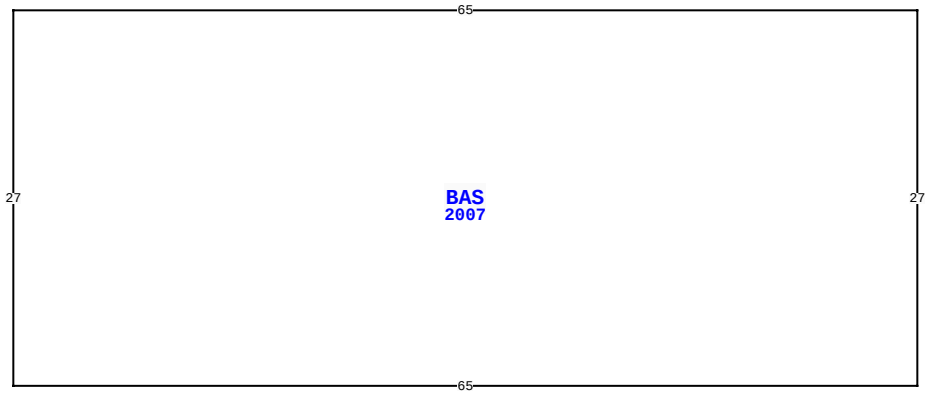
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,755	100	2007	1,755	161,204
TOTALS	1,755			1,755	161,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,755	108.0000	97.20	170,586	2007	2012	0	0	0	5.50	94.50

1 SFR MODULR – 100% - 2020 Heated Area: 1755 HX Base Yr 2020



87270 HAVEN RD, YULEE

BLD DATE	03/24/2008 KK	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		161,204
TOTAL MARKET OB/XF VALUE		2,475
TOTAL LAND VALUE - MARKET		81,090
TOTAL MARKET VALUE		244,769
SOH/AGL Deduction		94,361
ASSESSED VALUE		150,408
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,686
TOTAL JUST VALUE		244,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008019	REPAIR/RRF	12,000	09/01/2020
P12829	OTHER	0	11/01/2007
E19868	ELEC OTHER	0	08/01/2007
M13216	MECH OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2292/0388	7/19/2019	WD	Q	I	02	145,000
GRANTOR: HIGGS MARY JO						
GRANTEE: VALENCIA BEATRIZ S						
1955/0382	12/31/2014	WD	U	I	12	100
GRANTOR: COLEMAN JAMES MARK						
GRANTEE: HIGGS MARY JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W65 S27 E65 N27$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	1242	WD DECK A	0	100	8	3	24.00	SF	10.00	10.00	100	2007	2007	3	27	65	
3	1242	WD DECK A	0	100	8	3	24.00	SF	10.00	10.00	100	2007	2007	3	27	65	
4	1242	WD DECK A	0	100	8	3	24.00	SF	10.00	10.00	100	2007	2007	3	27	65	
5	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 2,475

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	1.06	AC		1.00	1.00	0.90	85,000.00	76,500.00	81,090							

REVIEW DATE 12/15/2020 BY NWX Total Acres: 1.06 Total Land Value: 81,090 Market: 0 Agricultural: 0 Common: 81,090 PRINTED 07/30/2025 BY SYS