LOT 40 IN OR 916/1268
(EX PT IN OR 1493/1521)
HAVEN FOREST S/D OR 110/537

MORGAN DONNA FARRIS
87278 HAVEN ROAD
YULEE, FL 32097

2025

38-3N-27-4690-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

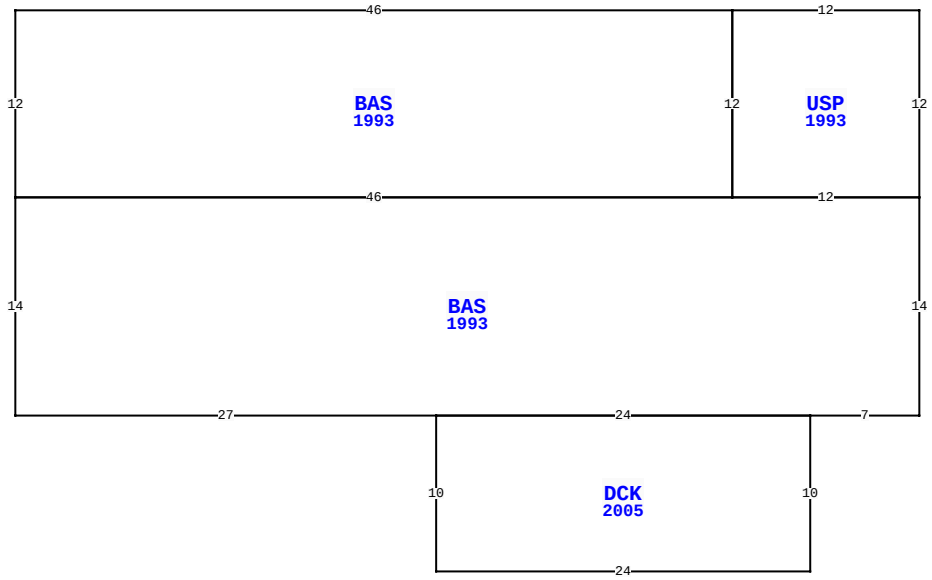
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	552	100	1993	552	44,006
BAS	812	100	1993	812	64,734
DCK	240	10	2005	24	1,913
USP	144	30	1993	43	3,428
TOTALS	1,748			1,431	114,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0110	01	1,431	125.6320	92.97	133,040	1985	1995	0	0	0	14.25	85.75

1 MH/SFR – 100% - 0 Heated Area: 1364 HX Base Yr



BLD DATE	07/17/2007 JM	LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

87278 HAVEN RD, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		114,082
TOTAL MARKET OB/XF VALUE		984
TOTAL LAND VALUE - MARKET		85,850
TOTAL MARKET VALUE		200,916
SOH/AGL Deduction		152,279
ASSESSED VALUE		48,637
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,637
TOTAL JUST VALUE		200,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0916/1268	1/24/2000	QC	Q	I	01	100
GRANTOR: CAMPBELL DONNA FARRIS						
GRANTEE: MORGAN DONNA FARRIS						
0473/0354	11/01/1985	FS	U	V		9,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	1995	1995	3	20	600	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1995	1995	3	20	384	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-58,12] S14 E27 E24 E7 N14 W12 W46 $
BAS=[YR=1993;ORIG=-58,12] E46 N12 W46 S12 $
DCK=[YR=2005;ORIG=-31,26] S10 E24 N10 W24 $
USP=[YR=1993;ORIG=0,0] W12 S12 E12 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 984

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	120.00	364.00	1.01	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,850							

REVIEW DATE 09/24/2024 BY KW Total Acres: 1.01 Total Land Value: 85,850 Market: 0 Agricultural: 0 Common: 85,850 PRINTED 07/30/2025 BY SYS