

BROWN JESSE V JR & CHARENE S
87362 HAVEN RD
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		4							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		17		CB STUCCO 100		0100		01		2,782		106.0000		106.00		294,892		1989		1989		0		0		17.50		82.50		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2008								Heated Area: 2130										HX Base Yr 2008		Tax Group: 4					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					267,920				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					4,246				
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					127,500				
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					399,666				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					183,110				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					216,556				
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					HX HB 50,722				
Bathrooms				2 100																										BASE TAXABLE VALUE					165,834				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					399,666				
Stories		1.		1. 100																										NCON VALUE					0				
Units				0 100																										INCOME VALUE									
BUD8 Adjustme		04		DIST 01 100																										PREVIOUS YEAR MKT VALUE					380,091				
Occupancy		00		NONE 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		4031.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,130		100		1993		2,130		186,269																													
FCP		945		25		1999		236		20,638																													
FSP		120		40		1999		48		4,198																													
FSP		921		40		1999		368		32,182																													
TOTALS		4,116						2,782		243,286																													
EXTRA FEATURES										87362 HAVEN RD, YULEE										BLD DATE 06/01/2007 JM M LGL DATE 04/11/2025 MLU										XF DATE 06/01/2007 M LAND DATE AG DATE									
L N	OB/XF CODE	DESCRIPTION	CLS	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	0803	ASPHALT	C	0	100	0	0	3,800.00	SF	2.00	2.00	100	1989	1989	3	50	3,800																						
2	0810	CONCRETE	A	0	100	14	9	126.00	SF	6.50	6.50	100	1989	1989	3	54.5	446																						
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