PT LOTS 43 & 44 IN
OR 1871/1184
HAVEN FOREST S/D OR 110/537

BROWN JUSTIN HEATH
96496 BLACKROCK RD
YULEE, FL 32097

2025

38-3N-27-4690-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

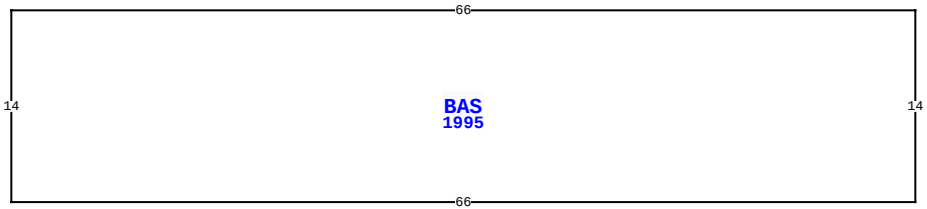
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1995	924	21,422
TOTALS	924			924	21,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	96.6000	77.28	71,407	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	21,422
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	160,922
SOH/AGL Deduction	57,290
ASSESSED VALUE	103,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,632
TOTAL JUST VALUE	160,922
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-905	MH MOVE-ON	0	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1871/1184	8/07/2013	WD	Q	I	01	25,000
GRANTOR: SPOON MARY B						
GRANTEE: BROWN JUSTIN HEATH						
0714/0697	9/20/1994	QC	Q	V	01	100
GRANTOR: STEVENS ERNEST & AGGI						
GRANTEE: SPOON MARY B						

87382 HAVEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

BUILDING DIMENSIONS

BAS=[YR=1995] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0		OR	130.00	498.00	1.50	AC		1.00	1.00	1.00	85,000.00	85,000.00	127,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.50 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS