LOT 46
IN OR 2693/983
HAVEN FOREST S/D OR 110/537

LOT 46 & 47 HAVEN ROAD TRUST/LINDSTEDT MICHAEL TRU
450841 SR 200
CALLAHAN, FL 32011

2025

38-3N-27-4690-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

87430 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	131,750
TOTAL MARKET VALUE	131,750
SOH/AGL Deduction	0
ASSESSED VALUE	131,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,750
TOTAL JUST VALUE	131,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/983	2/08/2024	WD	U	V	37	130,300
GRANTOR: KANE NOAH						
GRANTEE: LOT 46 & 47 HAVEN R						
1329/0814	6/24/2005	WD	U	V	09	55,000
GRANTOR: EVATT ERIC L						
GRANTEE: KANE NOAH						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	OR	0.00	0.00	1.55	AC		1.00	1.00	1.00	85,000.00	85,000.00	131,750							

REVIEW DATE 12/16/2024 BY KW Total Acres: 1.55 Total Land Value: 131,750 Market: 0 Agricultural: 0 Common: 131,750 PRINTED 07/30/2025 BY SYS