LOT 47
IN OR 2792/328
HAVEN FOREST S/D OR 110/537

AKINS FOSTER LEE JR
87454 HAVEN RD
YULEE, FL 32097

2025

38-3N-27-4690-0047-0000

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

87454 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
CO250003055	NEW MH 2024 DOUBL	0	03/26/2025
MH250000303	NEW MH 2024 DOUBL	0	01/09/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/328	6/02/2025	WD	Q	I	01	330,000
GRANTOR: LOT 46 & 47 HAVEN ROA						
GRANTEE: AKINS FOSTER LEE JR						
2693/983	2/08/2024	WD	U	V	37	130,300
GRANTOR: KANE NOAH						
GRANTEE: LOT 46 & 47 HAVEN R						

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 05/29/2025 BY KW Total Acres: 1.55 Total Land Value: 131,750 Market: 0 Agricultural: 0 Common: 131,750 PRINTED 07/30/2025 BY SYS