LOT 57
IN OR 166/87
HAVEN FOREST S/D OR 110/537

ATTAWAY RONALD J
8321 CROSS TIMBERS DRIVE EAST
JACKSONVILLE, FL 32244

2025

38-3N-27-4690-0057-0000

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					

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

MARKET ADJUSTMENTS

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

HAVEN RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	86,700
TOTAL MARKET VALUE	86,700
SOH/AGL Deduction	36,103
ASSESSED VALUE	50,597
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,597
TOTAL JUST VALUE	86,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0115/0490	1/01/1971	TA	U	V		2,700

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

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		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	85,000.00	85,000.00	86,700							

REVIEW DATE 04/11/2025 BY MLU Total Acres: 1.02 Total Land Value: 86,700 Market: 0 Agricultural: 0 Common: 86,700 PRINTED 07/30/2025 BY SYS