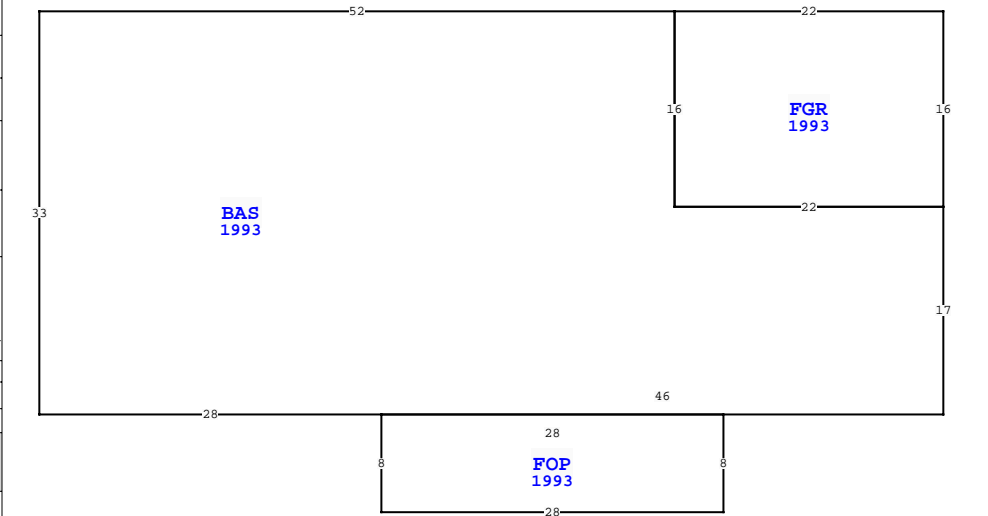


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	CORK/VTILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,351	107.0000	107.00	251,557	1989	1989	0	0	25.25	74.75	



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
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	2,090	100	1993	2,090	167,163
FGR	352	55	1993	194	15,517
FOP	224	30	1993	67	5,359
TOTALS	2,666			2,351	188,039

EXTRA FEATURES																
L N	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	0810	CONCRETE A	0	100	0	280.00	SF	6.50	6.50	100	1987	1987	3	49.5	901	
2	0810	CONCRETE A	0	100	18	108.00	SF	6.50	6.50	100	1989	1989	3	54.5	383	
3	0351	CARPORT MT	0	100	20	260.00	SF	5.00	5.00	100	1985	1985	3	20	260	

BLD DATE		LGL DATE	04/11/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		
87758 HAVEN RD, YULEE				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			188,039
TOTAL MARKET OB/XF VALUE			1,544
TOTAL LAND VALUE - MARKET			96,050
TOTAL MARKET VALUE			285,633
SOH/AGL Deduction			141,087
ASSESSED VALUE			144,546
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			88,824
TOTAL JUST VALUE			285,633
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			271,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003382	OTHER	8,144	03/29/2021
2909	H/AC	2,400	02/10/1989
3345	NEW CONSTR	0	01/03/1989
5398	NEW CONSTR	61,470	12/27/1988
5599	NEW CONSTR	1,800	12/27/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0852/0523	10/14/1998	WD	Q	I		120,000
GRANTOR: MONTGOMERY LARRY JR &						
GRANTEE: BENNETT DONALD SR &						
0320/0704	9/01/1980	WD	Q	V		4,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=1993] W22 BAS=[YR=1993] W52 S33 E28 FOP=[YR=1993] S8 E28 N8 W28 \$ E46 N17 W22 N16 \$ S16 E22 N16 \$ .	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	85,000.00	85,000.00	96,050							