LOT 6
IN OR 1717/741
HAVEN FOREST S/D OR 110/537

LITEBORN CLIFFORD S B/LITEBORN BONNIE LOU ET AL
87623 HAVEN ROAD
YULEE, FL 32097

2026

38-3N-27-4690-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

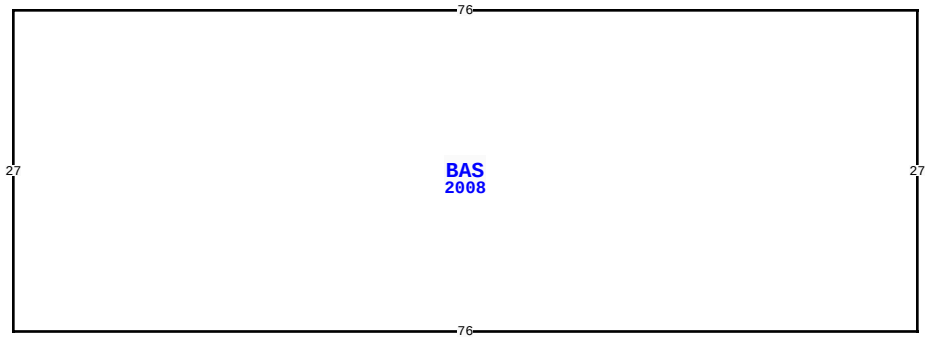
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2008	2,052	124,253
TOTALS	2,052			2,052	124,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	116.0000	104.40	214,229	2008	2008	0	0	0	42.00	58.00

1 M/H 94+ 100% - 0 Heated Area: 2052 HX Base Yr 1974



87623 HAVEN RD, YULEE

BLD DATE	01/30/2009 KK	LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		124,253
TOTAL MARKET OB/XF VALUE		10,422
TOTAL LAND VALUE - MARKET		114,300
TOTAL MARKET VALUE		248,975
SOH/AGL Deduction		139,975
ASSESSED VALUE		109,000
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		7,589
TOTAL JUST VALUE		248,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5101	CO ISSUED	0	12/08/2009
MH085101	MH MOVE-ON	0	07/01/2008
B21613	DEMOLITION	1,000	07/01/2008
P13359	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1717/0741	12/30/2010	QC	U	I	11	100
GRANTOR: LITEBORN BONNIE LOU T						
GRANTEE: LITEBORN CLIFFORD S						
0819/0366	1/09/1998	WD	Q	I	01	100
GRANTOR: TOLBERT BONNIE LOU						
GRANTEE: TOLBERT BONNIE LOU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S27 E76 N27 $.

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	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	90	1,800	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1980	1980	3	20	4,032	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 10,422

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	100		OR	0.00	0.00	1.27	AC		1.00	1.00	1.00	90,000.00	90,000.00	114,300							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.27 Total Land Value: 114,300 Market: 0 Agricultural: 0 Common: 114,300 PRINTED 07/09/2026 BY SYS