LOTS 12 & 13
IN OR 2583/1566
HAVEN FOREST S/D OR 110/537

STEWARD LARRY & MELANIE
87441 HAVEN ROAD
YULEE, FL 32097

2026

38-3N-27-4690-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

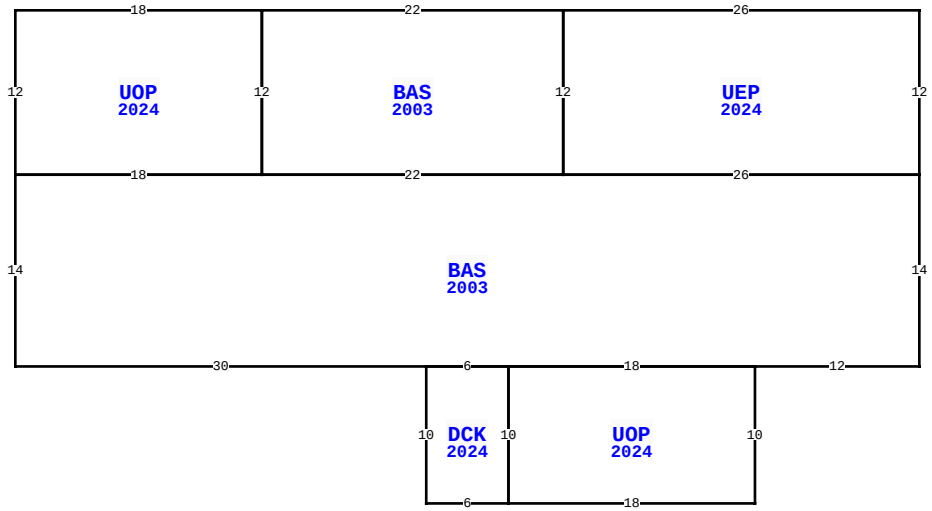
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	26	AL SIDING 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	264	100	2003	264	5,674
BAS	924	100	2003	924	19,859
DCK	60	15	2024	9	194
UEP	312	70	2024	218	4,685
UOP	180	25	2024	45	967
UOP	216	25	2024	54	1,161
TOTALS	1,956			1,514	32,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,514	84.2800	71.64	108,463	1982	1982	0	0	0	70.00	30.00

1 M/H 93- 100% - 2024 Heated Area: 1188 HX Base Yr 2024



87441 HAVEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		32,539
TOTAL MARKET OB/XF VALUE		25,031
TOTAL LAND VALUE - MARKET		273,600
TOTAL MARKET VALUE		331,170
SOH/AGL Deduction		59,574
ASSESSED VALUE		271,596
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,185
TOTAL JUST VALUE		331,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,581

ON LOT 12_ OLD CAMPER W/ PARTIAL WOOD SIDING + SMA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P037174	NEW CONSTR	0	10/01/2003
MH034224	MH MOVE-ON	0	10/01/2003
8527	GARAGE	15,232	11/24/1992
6333	REMODEL	2,200	03/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/1566	8/11/2022	WD	Q	I	01	215,800
GRANTOR: TREVETT HARRY R						
GRANTEE: STEWARD LARRY & MEL						
2371/0712	6/26/2020	WD	Q	I	01	140,000
GRANTOR: DURANCE CATHERINE JEA						
GRANTEE: TREVETT HARRY R						

BUILDING NOTES

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	0510	GARAGE WD-	0	100	32	28	896.00	SF	35.00	35.00	100	1992	1992	3	20	6,272	
2	0680	POLE SHED	0	100	24	16	384.00	SF	10.00	10.00	100	1987	1987	3	20	768	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2024	2000		26	5,242	
4	0680	POLE SHED	0	100	24	12	288.00	SF	10.00	10.00	100	2024	2000		26	749	
5	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1987		100	6,000	
6	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1987		100	6,000	

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W26 W22 W18 S14 E30 E6 E18 E12 N14 $
BAS=[YR=2003;ORIG=-26,0] N12 W22 S12 E22 $
UOP=[YR=2024;ORIG=-48,0] W18 N12 E18 S12 $
UEP=[YR=2024;ORIG=-26,-12] E26 S12 W26 N12 $
DCK=[YR=2024;ORIG=-36,14] E6 S10 W6 N10 $
UOP=[YR=2024;ORIG=-30,14] E18 S10 W18 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 25,031

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	3.04	AC		1.00	1.00	1.00	90,000.00	90,000.00	273,600							

REVIEW DATE 06/07/2024 BY KW Total Acres: 3.04 Total Land Value: 273,600 Market: 0 Agricultural: 0 Common: 273,600 PRINTED 07/09/2026 BY SYS