LOTS 16 & 17
IN OR 114/774
HAVEN FOREST S/D OR 110/537

BATTLES CAROLE F L/E/
87325 HAVEN ROAD
YULEE, FL 32097

2026

38-3N-27-4690-0017-0000

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 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

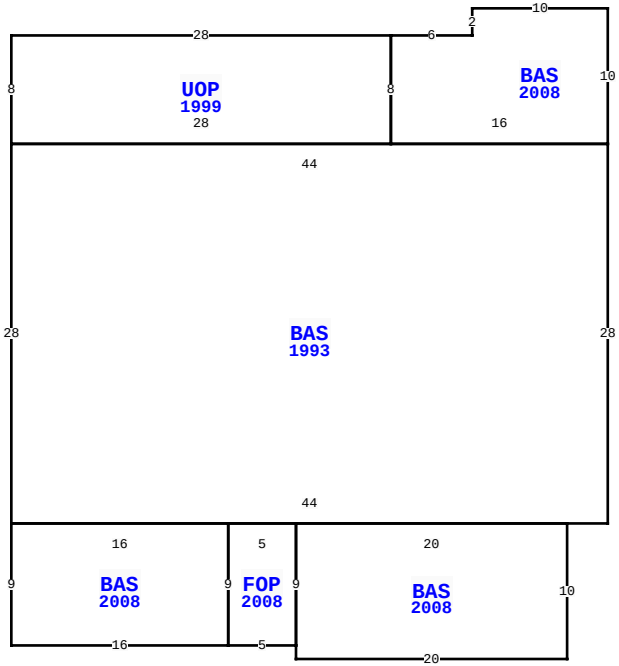
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1993	1,232	110,383
BAS	144	100	2008	144	12,902
BAS	148	100	2008	148	13,260
BAS	200	100	2008	200	17,919
FOP	45	30	2008	14	1,254
UOP	224	20	1999	45	4,032
TOTALS	1,993			1,783	159,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,783	106.0000	111.30	198,448	1976	1976	0	0	0	19.50	80.50

1 SINGLE FAM 100% - 2011 Heated Area: 1724 HX Base Yr 2011



87325 HAVEN RD, YULEE

BLD DATE	06/03/2009 RK	LGL DATE	03/25/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		159,751
TOTAL MARKET OB/XF VALUE		12,603
TOTAL LAND VALUE - MARKET		231,795
TOTAL MARKET VALUE		404,149
SOH/AGL Deduction		231,440
ASSESSED VALUE		172,709
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		66,298
TOTAL JUST VALUE		404,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/1562	11/10/2021	LE	U	I	11	100
GRANTOR: BATTLES CAROLE F						
GRANTEE: BATTLES TOMMY D III						
1699/1586	9/07/2010	QC	U	I	11	100
GRANTOR: BATTLES ROBERT & SHAW						
GRANTEE: BATTLES TOMMIE & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W10 S2 W6 UOP=[YR=1999] W28 S8 BAS=[YR=1993] S28 BAS=[YR=2008] S9 E16 FOP=[YR=2008] E5 BAS=[YR=2008] S1 E20 N10 W20 S9 $ N9 W5 S9 $ N9 W16 $ E44 N28 W44 $ E28 N8 $ S8 E16 N10 $.

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	0200	BARN WD 0-	0	100	32	24	768.00	SF	20.00	20.00	100	1985	1985	3	20	3,072	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
3	0681	POLE SHED	0	100	31	14	434.00	SF	15.00	15.00	100	1985	1985	3	20	1,302	
4	0510	GARAGE WD-	0	100	18	26	468.00	SF	35.00	35.00	100	2003	2003	3	29	4,750	
5	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	2003	2003	3	20	960	
6	0680	POLE SHED	0	100	23	14	322.00	SF	10.00	10.00	100	1985	1985	3	20	644	
7	0681	POLE SHED	0	100	15	9	135.00	SF	15.00	15.00	100	1985	1985	3	20	405	

LAND DESCRIPTION

TOTAL OB/XF 12,603

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	3.03	AC		1.00	1.00	0.85	90,000.00	76,500.00	231,795							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.03 Total Land Value: 231,795 Market: 0 Agricultural: 0 Common: 231,795 PRINTED 07/09/2026 BY SYS