LOTS 18,19,20 & 21 IN
OR 416/98 (EX PT IN
OR 646/615)

**FREEMAN KENNETH FOSTER**
87269 HAVEN ROAD
YULEE, FL 32097-7653

**2026**

**38-3N-27-4690-0018-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

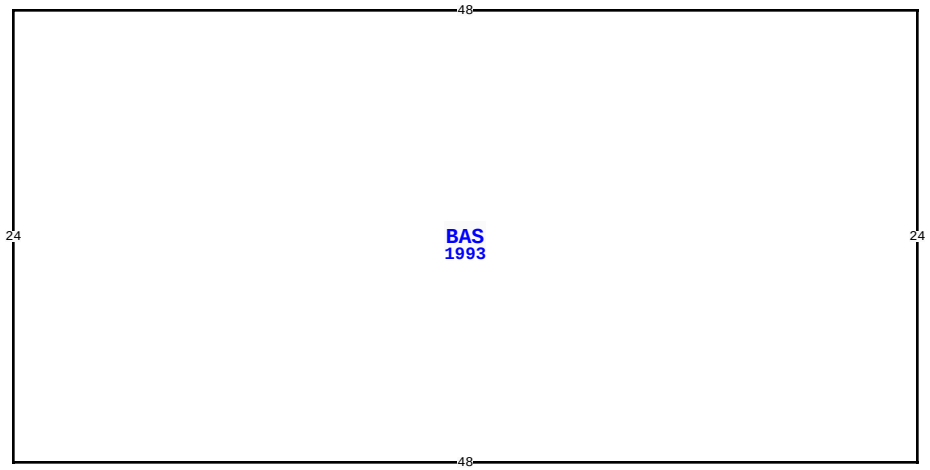
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,152 | 100 | 1993 | 1,152 | 31,785 |
| TOTALS | 1,152 | | | 1,152 | 31,785 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,152 | 108.2000 | 91.97 | 105,949 | 1982 | 1982 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 100% - 0 Heated Area: 1152 HX Base Yr 1985




87269 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 | | 37,441 |
| TOTAL MARKET OB/XF VALUE | | 8,180 |
| TOTAL LAND VALUE - MARKET | | 265,275 |
| TOTAL MARKET VALUE | | 310,896 |
| SOH/AGL Deduction | | 239,526 |
| ASSESSED VALUE | | 71,370 |
| TOTAL EXEMPTION VALUE | HX HB | 46,370 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 310,896 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 292,274 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0416/0098 | 3/01/1984 | WD | U | I | | 42,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0335/0686 | 4/01/1981 | WD | Q | V | | 22,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 N24$.

## 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 | 0 | 0 | 1,000.00 | SF | 20.00 | 20.00 | 100 | 1985 | 1985 | 3 | 20 | 4,000 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 28 | 280.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 1,680 | |
| 3 | 0570 | JUNK HOUSE | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 1981 | 1981 | 3 | 100 | 2,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,180

| 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 | 2.56 | AC | | 1.00 | 1.00 | 0.65 | 90,000.00 | 58,500.00 | 149,760 | | | | | | | |
| 2 | 000100 | C | RES | 100 | | OR | 0.00 | 0.00 | 1.51 | AC | | 1.00 | 1.00 | 0.85 | 90,000.00 | 76,500.00 | 115,515 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.07 Total Land Value: 265,275 Market: 0 Agricultural: 0 Common: 265,275 PRINTED 07/09/2026 BY SYS

LOTS 18,19,20 & 21 IN
OR 416/98 (EX PT IN
OR 646/615)

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**2026**

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## 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 | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 0 100 |
| Frame | 01 | TYP WD 100 |
| Story Height | | 0 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

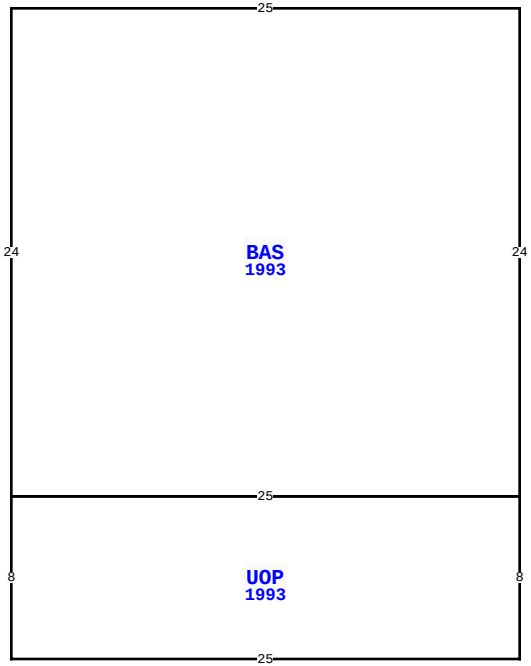
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4031.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 600 | 100 | 1993 | 600 | 5,142 |
| UOP | 200 | 30 | 1993 | 60 | 514 |
| TOTALS | 800 | | | 660 | 5,656 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8600 | 06 | 660 | 63.4788 | 17.14 | 11,312 | 1992 | 1992 | 0 | 0 | 0 | 50.00 | 50.00 |

2 BARNS 100% - 0 Heated Area: 600 HX Base Yr 1985




87269 HAVEN RD, YULEE

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| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/25/2026 MLU |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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|---|---|---|---|---|---|---|
| 0416/0098 | 3/01/1984 | WD | U | I | | 42,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0335/0686 | 4/01/1981 | WD | Q | V | | 22,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W25 S24 UOP=[YR=1993] S8 E25 N8 W25$ E25 N24$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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