LOTS 33 & 34 IN OR 2691/407
HAVEN FOREST S/D OR 110/537

ARNOLD JULIA
87106 HAVEN ROAD
YULEE, FL 32097

2026

38-3N-27-4690-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

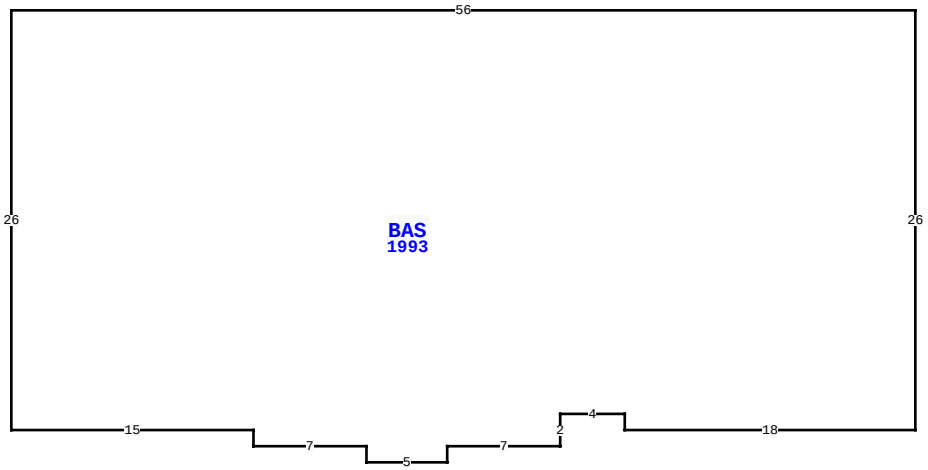
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,476	100	1993	1,476	38,015
TOTALS	1,476			1,476	38,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,476	101.0000	85.85	126,715	1987	1987	0	0	0	70.00	30.00

1 M/H 93- 100% - 2025 Heated Area: 1476 HX Base Yr 2025



87106 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		38,014
TOTAL MARKET OB/XF VALUE		2,530
TOTAL LAND VALUE - MARKET		238,680
TOTAL MARKET VALUE		279,224
SOH/AGL Deduction		7,891
ASSESSED VALUE		271,333
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		219,922
TOTAL JUST VALUE		279,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/407	1/02/2024	LE	U	I	11	100
GRANTOR: MORGAN NADINE						
GRANTEE: ARNOLD JULIA						
0119/0244	1/01/1972	WD	Q	V		4,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S26 E15 S1 E7 S1 E5 N1 E7 N2 E4 S1 E18 N26
$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	
3	0570	JUNK HOUSE	0	100	0	0	1.00	UT	500.00	500.00	100	1975	1975	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,530

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	3.12	AC		1.00	1.00	0.85	90,000.00	76,500.00	238,680							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.12 Total Land Value: 238,680 Market: 0 Agricultural: 0 Common: 238,680 PRINTED 07/09/2026 BY SYS