LOT 35 & PT LOT 36 IN
OR 759/1310
HAVEN FOREST S/D OR 110/537

BONACCHI JULIA V
87028 LORENZO LANE
YULEE, FL 32097

2026

38-3N-27-4690-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

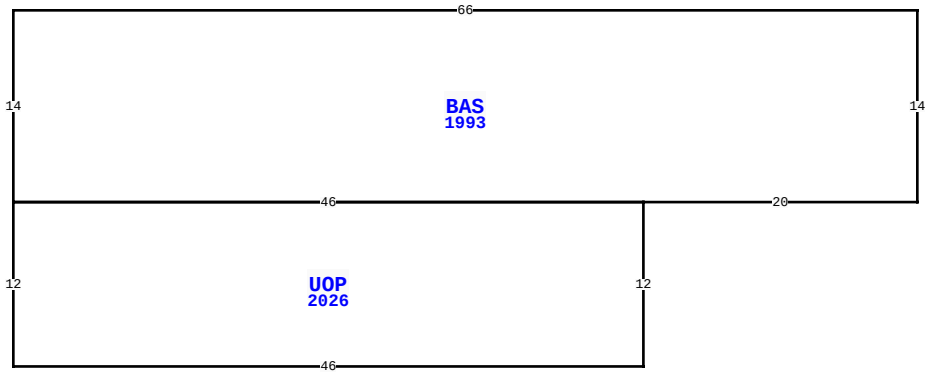
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	26,107
UOP	552	25	2026	138	3,899
TOTALS	1,476			1,062	30,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,062	110.8000	94.18	100,019	1990	1990	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 924 HX Base Yr



87154 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	30,006
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	127,755
TOTAL MARKET VALUE	157,761
SOH/AGL Deduction	47,861
ASSESSED VALUE	109,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,900
TOTAL JUST VALUE	157,761
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0759/1310	5/13/1996	WD	Q	I		20,000

GRANTOR: MITCHELL BOBBY L & CL
GRANTEE: BONACCHI LORENZO &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W66 S14 E46 E20 N14 $
UOP=[YR=2026;ORIG=-66,14] E46 S12 W46 N12 $
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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
1	000100	C	RES	0		OR	0.00	0.00	1.67	AC		1.00	1.00	0.85	90,000.00	76,500.00	127,755							

REVIEW DATE 02/26/2026 BY KWA Total Acres: 1.67 Total Land Value: 127,755 Market: 0 Agricultural: 0 Common: 127,755 PRINTED 07/09/2026 BY SYS