PT OF LOTS 39 & 40
IN OR 2292/388
HAVEN FOREST S/D OR 110/537

VALENCIA BEATRIZ S
87270 HAVEN RD
YULEE, FL 32097

2026

38-3N-27-4690-0039-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

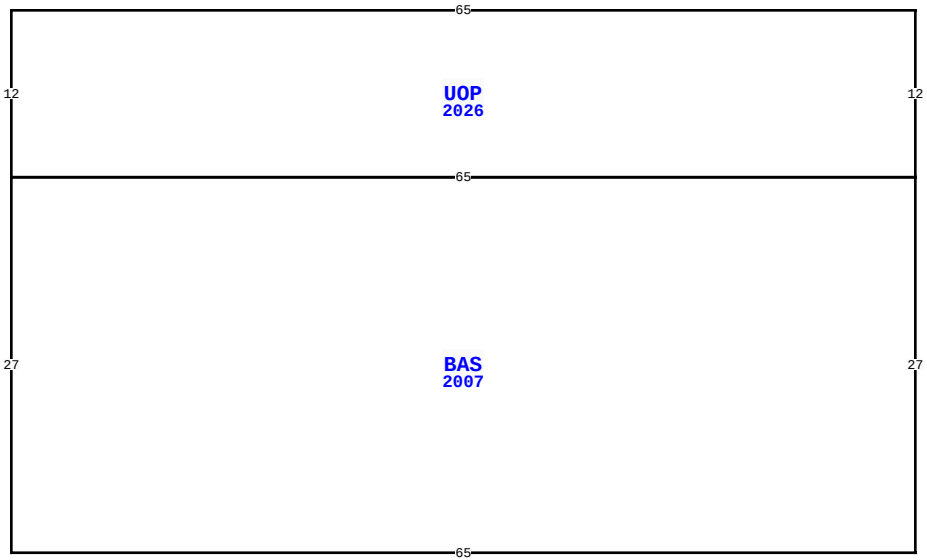
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100	2007	1,755	161,465
UOP	780	20	2026	156	14,353
TOTALS	2,535			1,911	175,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,911	105.8400	100.55	192,151	2007	2007	0	0	0	8.50	91.50

1 SFR MODULR 100% - 2020 Heated Area: 1755 HX Base Yr 2020



87270 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		175,818
TOTAL MARKET OB/XF VALUE		1,780
TOTAL LAND VALUE - MARKET		85,860
TOTAL MARKET VALUE		263,458
SOH/AGL Deduction		97,929
ASSESSED VALUE		165,529
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		114,118
TOTAL JUST VALUE		263,458
NCON VALUE		11,060
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008019	REPAIR/RRF	12,000	09/01/2020
P12829	OTHER	0	11/01/2007
E19868	ELEC OTHER	0	08/01/2007
M13216	MECH OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2292/0388	7/19/2019	WD	Q	I	02	145,000
GRANTOR: HIGGS MARY JO						
GRANTEE: VALENCIA BEATRIZ S						
1955/0382	12/31/2014	WD	U	I	12	100
GRANTOR: COLEMAN JAMES MARK						
GRANTEE: HIGGS MARY JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W65 S27 E65 N27 $
UOP=[YR=2026;ORIG=-65,-12] E65 S12 W65 N12 $
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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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 1,780

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	1.06	AC		1.00	1.00	0.90	90,000.00	81,000.00	85,860							

REVIEW DATE 05/13/2026 BY KWA Total Acres: 1.06 Total Land Value: 85,860 Market: 0 Agricultural: 0 Common: 85,860 PRINTED 07/09/2026 BY SYS