LOT 40 IN OR 916/1268
(EX PT IN OR 1493/1521)
HAVEN FOREST S/D OR 110/537

MORGAN DONNA FARRIS
87278 HAVEN ROAD
YULEE, FL 32097

2026

38-3N-27-4690-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

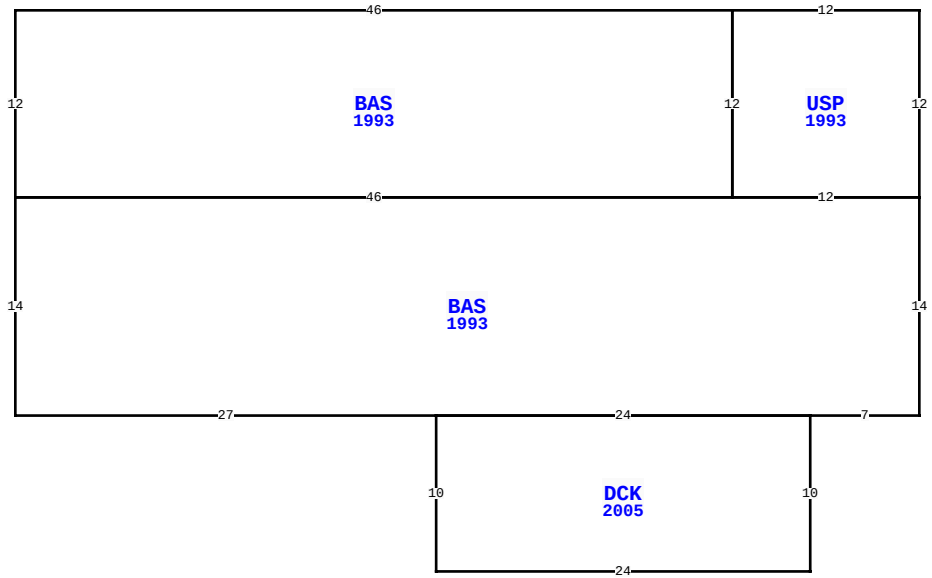
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	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	552	100	1993	552	46,112
BAS	812	100	1993	812	67,832
DCK	240	10	2005	24	2,005
USP	144	30	1993	43	3,592
TOTALS	1,748			1,431	119,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0110	01	1,431	125.6320	97.99	140,224	1985	1995	0	0	0	14.75	85.25

1 MH/SFR 100% - 0 Heated Area: 1364 HX Base Yr



BLD DATE	07/17/2007 JM	LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

87278 HAVEN RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		119,541
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		90,900
TOTAL MARKET VALUE		211,041
SOH/AGL Deduction		161,091
ASSESSED VALUE		49,950
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,950
TOTAL JUST VALUE		211,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0916/1268	1/24/2000	QC	Q	I	01	100
GRANTOR: CAMPBELL DONNA FARRIS						
GRANTEE: MORGAN DONNA FARRIS						
0473/0354	11/01/1985	FS	U	V		9,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-58,12] S14 E27 E24 E7 N14 W12 W46 $
BAS=[YR=1993;ORIG=-58,12] E46 N12 W46 S12 $
DCK=[YR=2005;ORIG=-31,26] S10 E24 N10 W24 $
USP=[YR=1993;ORIG=0,0] W12 S12 E12 N12 $
.

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	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	1995	1995	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	120.00	364.00	1.01	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,900							

REVIEW DATE 09/24/2024 BY KW Total Acres: 1.01 Total Land Value: 90,900 Market: 0 Agricultural: 0 Common: 90,900 PRINTED 07/09/2026 BY SYS